ACTION PLANS

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12 MOLONG STREET, NORTH CURL CURL NSW 2099

DEVELOPMENT APPLICATION

These plans are for Council Approval only.

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ITEM DETAILS	DEVELOPMENT APPLICATION			
ADDRESS	**12 Molong Street, North Curl Curl NSW**			
LOT & DP/SP	**LOT 7 DP 224946**			
COUNCIL	**NORTHERN BEACHS COUNCIL (WARRINGAH)**			
SITE AREA	802.6m²			
FRONTAGE	19.505m			
CONTROLS	**PERMISSIBLE / REQUIRED** m / m² / %	**EXISTING** m / m² / %	**PROPOSED** m / m² / %	**COMPLIANCE**
LEP				
LAND ZONING	R2 – LOW DENSITY RESIDENTIAL	R2	R2	**YES**
MINIMUM LOT SIZE	600m²	802.6m²	UNCHANGED	**YES**
FLOOR SPACE RATIO	NOT IDENTIFEID	N/A	N/A	**N/A**
MAXIMUM BUILDING HEIGHT	8.5m	7.49m	7.867m	**YES**
HAZARDS				
SEPP COSTAL MANAGEMENT		N/A	N/A	**N/A**
LAND SLIP RISK AREA	A & B	N/A	N/A	**N/A**
WILDLIFE CORRIDOR		N/A	N/A	**N/A**
DCP				
WALL HEIGHT	7.2m	5.257m	6.534m	**YES**
NUMBER OF STOREYS	2	2	UNCHANGED	**YES**
SIDE BOUNDARY ENVELOPE	5m		UNCHANGED	**YES**
SIDE BOUNDARY SETBACKS	0.9m	W: 2.33m E: 2.21m	W: 1.514m E: 0.9m	**YES**
FRONT BOUNDARY SETBACK	6.5m	9.275m	6.531m	**YES**
REAR BOUNDARY SETBACK	6.0m	22.068m	16.38m	**YES**
LANDSCAPE OPEN SPACE	40% (321.044m²)	48% (391.88m²)	42% (339.15m²)	**YES**
PRIVATE OPEN SPACE	60m²	60m²	60m²	**YES**

NCC 2022 & AS COMPLIANCES SPECIFICATIONS

- STRUCTURE - PART H1 & SECTION 2 OF NCC
- STRUCTURAL PROVISIONS - PART H1D2 & PART 2.2 OF NCC
- SITE PREPARATION - PART H1D3 & SECTION 3 OF NCC
- EARTHWORKS - PART 3.2 OF NCC
- DRAINAGE - PART 3.3 OF NCC
- TERMITE RISK MANAGEMENT - PART 3.4 OF NCC
- FOOTINGS & SLABS - PART H1D4 & SECTION 4 OF NCC
- FOOTINGS, SLABS & ASSOCIATED ELEMENTS - PART 4.2 OF NCC
- MASONRY - PART H1D5 & SECTION 5 OF NCC
- MASONRY VENEER - PART 5.2 OF NCC
- CAVITY MASONRY - PART 5.3 OF NCC
- UNREINFORCED SINGLE LEAF MASONRY - PART 5.4 OF NCC
- ISOLATED PIERS - PART 5.5 OF NCC
- MASONRY COMPONENTS & ACCESSORIES - PART 5.6 OF NCC
- WEATHERPROOFING OF MASONRY - PART 5.7 OF NCC
- FRAMING - PART H1D6 & SECTION 6 OF NCC
- SUB FLOOR VENTILATION - PART 6.2 OF NCC
- STRUCTURAL STEEL MEMBERS - PART 6.3 OF NCC
- ROOF AND WALL CLADDING - PART H1D7 & SECTION 7 OF NCC
- SHEET ROOFING - PART 7.2 OF NCC
- ROOF TILES & SHINGLES - PART 7.3 OF NCC
- GUTTERS & DOWNPIPES - PART 7.4 OF NCC
- TIMBER & COMPOSITE WALL CLADDING - PART 7.5 OF NCC
- GLAZING - PART H1D8 & SECTION 8 OF NCC
- WINDOWS & EXTERNAL GLAZED DOORS - PART 8.2 OF NCC
- GLASS - PART 8.3 OF NCC
- GLAZING HUMAN IMPACT - PART 8.4 OF NCC
- DAMP & WEATHERPROOFING - PART H2 OF NCC
- FIRE SAFETY - PART H3 & SECTION 9 OF NCC
- FIRE SEPARATION OF EXTERNAL WALLS - PART 9.2 OF NCC
- FIRE PROTECTION OF SEPARATING WALLS & FLOORS - PART 9.3 OF NCC
- SMOKE ALARMS & EVACUATION LIGHTING - PART 9.5 OF NCC
- HEALTH & AMENITY - PART H4 & SECTION 10 OF NCC
- WET AREA WATERPROOFING - PART 10.2 OF NCC
- ROOM HEIGHTS - PART 10.3 OF NCC
- FACILITIES - PART 10.4 OF NCC
- LIGHT - PART 10.5 OF NCC
- VENTILATION - PART 10.6 OF NCC
- SOUND INSULATION - PART 10.7 OF NCC
- CONDENSATION MANAGEMENT - PART 10.8 OF NCC
- SAFE MOVEMENT & ACCESS - PART H5 & SECTION 11 0F NCC
- STAIRWAY & RAMP CONSTRUCTION - PART 11.2 OF NCC
- BARRIERS & HANDRAILS - PART 11.3 OF NCC
- ANCILLARY PROVISIONS - PART H7 & SECTION 12 OF NCC
- ATTACHMENT OF FRAMED DECKS & BALCONIES TO EXTERNAL WALLS OF BUILDINGS USING A WALING PLATE - PART 12.3 OF NCC
- HEATING APPLIANCES, FIREPLACES, CHIMNEYS & FLUES - PART 12.4 OF NCC
- CONSTRUCTION IN BUSHFIRE PRONE AREAS - PART NSW H7D4 OF NCC
- ENERGY EFFICIENCY - PART H6 & SECTION 13 OF NCC
- BUILDING FABRIC - PART 13.2 OF NCC
- EXTERNAL GLAZING - PART 13.3 OF NCC
- BUILDING SEALING - PART 13.4 OF NCC
- CEILING FANS - PART 13.5 OF NCC
- WHOLE OF HOME ENERGY USAGE - PART 13.6 OF NCC
- SERVICES - PART 13.7 OF NCC
- DEMOLITION WORKS TO COMPLY WITH AS 2601-2001 THE DEMOLITION OF STRUCTURES.
- WATERPROOFING OF WET AREAS TO COMPLY WITH AS 3740:2021
- ALL PLUMBING & DRAINAGE WORK TO COMPLY WITH AS 3500:2021
- ALL PLASTERBOARD WORK TO COMPLY WITH AS 2588:2018
- ALL STRUCTURAL STEEL WORK TO COMPLY WITH AS 4100:2020 & AS 1554.1:2014
- ALL CONCRETE WORK TO COMPLY WITH AS 3600:2018
- ALL ROOF SHEETING WORK TO COMPLY WITH AS 1562.1:2018
- ALL SKYLIGHTS TO COMPLY WITH AS 4285:2019
- ALL CERAMIC TILING TO COMPLY WITH AS 3958.1-2007 & 3958.2-1992
- ALL GLAZING ASSEMBLIES TO COMPLY WITH AS 2047-2014 & AS 1288:2021
- ALL TIMBER RETAINING WALLS ARE TO COMPLY WITH AS 1720, AS 1170
- ALL RETAINING WALLS ARE TO COMPLY WITH AS 3700:2018 & AS 3600:2018
- ALL CONSTRUCTION IN BUSHFIRE-PRONE AREAS TO COMPLY WITH AS 3959:2018

IMPORTANT NOTATION FOR BUILDERS

- All dimensions are to be confirmed on-site by the builder/subcontractor, any incongruencies must be reported to the Designer in writing before the commencement of any work.
- No Survey has been made on the boundaries, all bearings, distances, and areas have been taken from the contour survey plan. A Survey must be carried out to confirm the exact boundary locations.
- No construction work shall commence until a site survey confirming the site boundaries has been completed. The contractor is to ensure that the approved boundary setbacks are confirmed and used, the boundary setbacks take precedence over all other dimensions. The Survey work must be performed by a registered Surveyor.
- In the event of encountering any discrepancies on these drawings, specification, or subsequent instructions issued, the Builder/Subcontractor shall contact the designer in writing before proceeding further with any work.
The builder/subcontractor is responsible to ensure that all materials installed on-site are fit for purpose and comply with the NCC and relevant Australian standards. The builder is to get written confirmation of material selection by the client prior to ordering
- All construction, control joints, and expansion joints in the wall, floors, other locations shall be in strict accordance with the Structural Engineering details. No joints or breaks other than specified are allowed without written permission from the Engineer.
- Measurements for the fabrication of secondary components such as windows, doors, internal frames, structural steel components, and the like, are not to be taken from these documents. Measurements must be taken on-site to suit the work as constructed.
- All structural components shall be in strict accordance with details and specifications as prepared by a structural engineer.
- All existing structures need to be examined for structural adequacy, and it is the Contractor's responsibility to ensure that a certificate of structural adequacy is obtained prior to the start of any work.

SPECIFICATION

- "Approval" - obtained by either an 'Accredited Certifying Authority' or 'Local Council'.
- The Owner will directly pay all fees associated with the following: -
Building approval from council or accredited certifier, any footpath and kerb deposits with the local council, insurance fees to Building Services Corporation, Long Service Leave levy fees and approval fees by water and
sewerage authority. All other fees are to be paid by the builder. The amount of any local authority deposits which are forfeited due to damage or other causes, will be deducted from payments due to the builder.
-The Builder is to provide at his/her own expense adequate Public Risk Insurance and arrange indemnification under the Workers Compensation Act. Works insurance to be as stated in the contract conditions.
- All tenderers are to visit the site to satisfy themselves as to the nature and extent of the Works, facilities available and difficulties entailed in the works as Variations will not be allowed due to work arising owing to neglect of this clause.
- These drawings shall be read in conjunction with all structural and other consultant's drawings and specifications and with any such written instructions as may be issued during the course of the contract.
- Set out dimensions shown on this drawing shall be verified by the builder on site before commencement of any work. Dimensions shall not be obtained by scaling the drawings. Use only figured dimensions. All dimensions are in millimetres.
- The Builder is to ensure all construction, levels and other items comply with the conditions ofthe Building Approval.
- Any detailing in addition to what is supplied shall be resolved between the Owner and the Builder to the Owner's approval, except for any structural details or design which is to be supplied by the Engineer.
- All work to be carried out in a tradesman like manner and in accordance with the standards, codes and regulations of the Standards Association of Australia, National construction Code of Australia and any statutory authority having jurisdiction over the works.
- All structural work is to be in accordance with the structural details prepared by a suitably qualified structural engineer. Including but not limited to all piers, footings, concrete slabs, retaining walls, steelworks, formwork, underpinning, additional structural loads, timber framing, wind bracing and associated connections. Builder to obtain, prior to finalising the tender unless previously obtained by owners.
- All brickwork is to be selected by owner and is to comply with AS 1640. All masonry is to comply with AS 3700.
- Provide all metalwork and flashings necessary to satisfactorily complete the works.
- All timber construction to be in accordance with AS 1684 - "Timber Framing Code". Level & Grade where necessary under timber floors to provide a minimum clearance of 300mm under bearers or 400mm under joists. Adequate precautions shall be taken to ensure that the surface &/or seepage water does not collect or remain under floor area.
- Sustainable timbers and not rainforest or old growth timber will be use. Recycled timber or second hand timbers are to be sourced and used in preference to plantation timbers, if available and suitable.
- All glazing installed is to comply with AS 1288, 2047 and in accordance with manufacturers recommendations.
- All wall and ceiling linings to be plasterboard and villaboard or equal in wet areas. A breathable wall wrap is to be provided to all external walls. Timber cladding is to be battened out from timber frame to provide an 'air' gap to prevent condensation. Workmanship is to comply with the relevant Australian Standards or installed In accordance with manufacturer's specification. All bathrooms and wet areas to be waterproofed with a flexible membrane to manufacturer's specification and to AS 3740 and Part 3.8.1 of the Building Code of Australia Housing Provisions.
- All Architraves and skirtings to the profile as selected by owner, and painted or stain finish as selected.
- All plumbing and drainage work to be installed and completed by a licensed tradesman and in accordance with the statutory body having authority over the works. Connect all waste to Sydney Water sewer line.
- Connect all stormwater to existing system or street drainage system in accordance with AS 3500 and part 3.1.2 Drainage of the Building Code of Australia Housing Provisions.
- Smoke detector alarms to be installed in accordance with AS3786 and the Building Code of Australia/ NCC clause 3.7.2.2.
- If a member which provides structural support to the work is subject to attack by Termites protection measures are to comply with AS3660 and be installed to manufacturer's specification.
- Stairs and Balustrades to comply with part 3.9.1 & 3.9.2 of the Building Code of Australia Housing Provisions. Provide a handrail along the full length of the flight and a slip resistant finish to the edge of the nosings to comply with 3.9.1 and 3.9.2 of the NCC. No horizontal elements to facilitate climbing between 150mm and 760mm where floor to level below in more than 4m.
- Electrical works to be in accordance with SAA wiring rules and be done by a licenced tradesperson. Obtain electrical layout prior to proceeding. All electrical power (GPO's) and light outlets to be determined by owner.
- Painting: All paints or other coatings shall be of the best quality materials & of approved manufacture. All priming materials shall be of an approved brand acceptable to the manufacturer of the finishing coats to be used. External joinery intended to be painted shall be primed on all faces at the place of assembly. Where new work or alteration work adjoins existing painted surfaces allow for repainting existing surfaces to provide uniform appearance.
- ZERO-VOC or LOW-VOC paints and primers only are to be used.
Any work indicated on the plans but not specified and any item not shown on the plans which is obviously necessary as part of proper construction and/or finish, is to be considered as shown and specified and is to be
undertaken at the Builder's expense.
- Variations will not be permitted without prior written approval by the owners.
- The Builder shall provide sediment and siltration control measures as required by Council and maintain them throughout the duration of the works.
- A legible copy of the plans bearing approval stamps, must be maintained on the job site at all times.
Hours of construction shall be restricted to the times as required by the building approval.
- The Builder is to arrange for all inspections required by the relevant authorities and/or lending institutions, to their requirements.
- The Builder is to obtain approval for interruptions to existing services and minimise the duration and number ofinterruptions. Any interruptions to existing services and equipment is to be undertaken by appropriately qualified tradespersons.
- The Builder shall restore, reinstate or replace any damage to existing structures or landscaping caused by the construction works or workmen.
- Provide protection to existing trees to remain, or as required by the Approval Conditions.

GENERAL NOTATION

- Approved means by the ‘relevant local authority’ or council
- The owner will directly pay the fees associated with the following:
building approval from council, footpath and kerb deposits with the local council, insurance fee to building services corporation, long service leave service levy fee and approval fee by water and sewerage authority. all other fees are to be paid by the builder. the amount of any local authority deposits which are forfeited due to damage or other cause will be deducted from the payments due to the builder.
- The builder is to provide at his/her own expense adequate public risk insurance and arrange indemnification under the workers compensation act. works insurance to be stated in the contract conditions.
- All work to be carried out in a tradesmen like manner and in accordance with the standards codes and regulations of the standards association of Australia, building code of Australia and any statutory authority having jurisdiction over the work.
- All tenderers are to visit the site to satisfy themselves as to the nature and extent of the works, facilities available and difficulties entailed in the works as variations will not be allowed due to work arising owing to neglect of this clause.
- All work and materials to comply with the current Australian standards at the time of commencement were applicable.
- These drawings shall be read in conjunction with all structural and other consultants drawings and specifications and with any such written instructions as may be issued during the course of the contract.
- Set out dimensions shown on this drawing shall be verified by the builder on site before commencement of any work. dimensions should not be obtained by scaling the drawings. use only figured dimensions. all dimensions are in millimetres.
- The builder is to ensure all construction, levels and other items comply with the conditions of the building approval.
- The builder is to comply with all ordinances, local authority regulations and the requirements of all services supply authorities having jurisdiction over the works.
- All plumbing and drainage work to be installed and completed by a licenced tradesman and in accordance with the statutory body having authority over the works. connect all waste to Sydney water sewer line
- All new downpipes are to be connected to the existing storm water system.
- All power and stormwater outlet locations shall be determined onsite by the owner.
- Smoke detector alarm to be installed in accordance with as3786 and the building code of Australia.
- Electrical work to be in accordance with SAA wiring rules and be done by a licenced tradesman
- Any detailing in addition to what is supplied shall be resolved between the owner and the builder to the owner’s approval, except for any structural details or design which is supplied by the engineer.
- All timber sizes and concrete details to be confirmed by the builder prior to commencement of any work.
- All structural work is to be in accordance with the structural details prepared by a structural engineer(i.e.) piers, footings, concrete slabs, retaining walls, steelwork, formwork, underpinning, additional structural loads, timber framing, wind bracing and associated connections. builder to obtain prior to finalising tender.
- Any work indicated on the plans but not specified, and any item not shown on the plan which is obviously necessary as a part of construction and/or finish is to be considered as shown and specified, and is to be done as part of the contract. variations will not be permitted without the written consent of the owner.
- The builder shall provide sediment and siltration control measures as required by council and maintain them through the duration of the works.
- A legible copy of the plans bearing approval stamps must be maintained on the job at all times. hours of construction will be restricted to the times as required by the building approval.
- The builder is to arrange for all inspections required by the authorities and lending institutions to their requirements.
- The builder is to obtain approval for interruptions to existing services and minimise the duration and number of interruptions. any interruptions with existing services and equipment to be attended to by the appropriately skilled tradesmen.
- The builder shall restore, reinstate or replace any damage caused to existing structures or landscaping by construction work or workmen. provide protection to existing trees to remain as required by approval conditions.
- All brickwork is to be selected by owner and is to comply with as1640
- All masonry to comply with as3700
- All metalwork and flashing items necessary to satisfactory complete work shall be provided.
- All gutters, downpipes to be colorbond.
- All timber construction to be in accordance with the Australian standard 1684 “timber framing code”
- All glazing installed to comply with as1288, 2047 and in accordance with manufacturers recommendation
- All wall and ceiling linings to be plasterboard or cement render as selected and villa board in wet areas, to comply with the relevant Australian standards or installed in accordance with manufacturers specification.
- All bathrooms and wet areas to be adequately waterproofed to manufacturers speciation and as3740 and part 3.8.1 of the building code of Australia housing provisions
- Stairs and balustrades to comply with part 3.9.1 & 3.9.2 of the building code of Australia housing provision.
- Termite protection measures to comply with as 3660 and be installed to manufacturers specification.
- Any detailing additional to that supplied, shall be resolved between the owner and the builder to the owners approval. except for any structural details or design which is to be supplied by the structural engineer.

NCC & AS COMPLIANCES SPECIFICATIONS

- Earthworks - part 3.1.1 of NCC
- Earth retaining structures - part 3.1.2 of NCC & AS 4678-2002
- Drainage - part 3.1.3 of NCC
- Termite-risk management - part 3.1.4 of NCC & AS 3660
- Footings & slab - part 3.2 of NCC & AS 2870-2011
- Masonry - part 3.3 of NCC & AS 3700:2018
- Framing - part 3.4 of NCC
- Sub floor ventilation - part 3.4.1 of NCC
- Roof & wall-cladding - part 3.5 of NCC
- Glazing - part 3.6 of NCC & AS 1288, AS 2047
- Fire safety - part 3.7 of NCC
- Fire separation of external walls - part 3.7.2 of NCC
- Fire protection of separating walls & floors - part 3.7.3 of NCC
- Smoke Alarms - part 3.7.5 of NCC & AS 3786
- Wet areas & external waterproofing - part 3.8.1 of NCC
- Room heights - part 3.8.2 of NCC
- Facilities - part 3.8.3 of NCC
- Light - part 3.8.4 of NCC
- Ventilation - part 3.8.5 of NCC
- Sound insulation - part 3.8.6 of NCC
- Stairway and ramp construction - part 3.9.1 of NCC
- Barriers and handrails - part 3.9.2 of NCC
- Swimming pools - part 3.10.1 of NCC
- Construction in bushfire prone areas - part 3.10.5 of NCC
- Fencing & other provisions - Regs & AS 1926.1-2012
- Demolition works - AS 2601-2001
- Waterproofing of domestic wet areas to AS 3740-2021
- Plumbing & drainage work to comply with AS 3500:2021
- Plasterboard work to comply with AS 2588:2018
- Structural steel work to comply with AS 4100-2020 & AS 1554:2014
- Concrete work to comply with AS 3600:2018
- Metal roof & wall cladding to comply with AS 1562.1:2018
- Skylights to comply with AS 4285:2019
- Ceramic tiling to comply with AS 3958.1-2007 & 3958.2-1992
- Glazing assemblies to comply with AS 2047:2014 & AS 1288:2021
- Construction of buildings in bushfire prone areas to AS 3959:2018

THIS SET OF DRAWING SHOULD BE READ & KEPT IN ITS ENTIRETY. NO INDIVIDUAL PAGE SHOULD BE SEPARATED FROM THE REST OF THE SET. EACH NOTATION LISTED ON THIS PAGE APPLY TO ALL PAGES OF THIS SET.

SAFTEY NOTES

THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT. THIS INCLUDES (but is not excluded to): OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, RENOVATORS, OPERATORS, MAINTENORS, DEMOLISHERS.

1. FALLS, SLIPS, TRIPS

a) WORKING AT HEIGHTS

DURING CONSTRUCTION
Wherever possible, components for this building should be prefabricated off-site or at ground level to minimise the risk of workers falling more than two metres. However, construction of this building will require workers to be working at heights where a fall in excess of two metres is possible and injury is likely to result from such a fall. The builder should provide a suitable barrier wherever a person is required to work in a situation where falling more than two metres is a possibility.

DURING OPERATION OR MAINTENANCE
For houses or other low-rise buildings where scaffolding is appropriate: Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, ladders or trestles should be used in accordance with relevant codes of practice, regulations or legislation. For buildings where scaffold, ladders, trestles are not appropriate: Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, fall barriers or Personal Protective Equipment (PPE) should be used in accordance with relevant codes of practice, regulations or legislation.

b) SLIPPERY OR UNEVEN SURFACES

FLOOR FINISHES Specified
If finishes have been specified by designer, these have been selected to minimise the risk of floors and paved areas becoming slippery when wet or when walked on with wet shoes/ feet. Any changes to the specified finish should be made in consultation with the designer or, if this is not practical, surfaces with an equivalent or better slip resistance should be chosen.

FLOOR FINISHES By Owner
If designer has not been involved in the selection of surface finishes. the owner is responsible for the selection of surface finishes in the pedestrian trafficable areas of this building. Surfaces should be selected in accordance with AS HB 197:1999 and AS/ NZ 4586:2004.

STEPS, LOOSE OBJECTS AND UNEVEN SURFACES
Due to design restrictions for this building, steps and/ or ramps are included in the building which may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warning during construction, maintenance, demolition and at all times when the building operates as a workplace. Building owners and occupiers should monitor the pedestrian access ways and in particular access to areas where maintenance is routinely carried out to ensure that surfaces have not moved or cracked so that they become uneven and present a trip hazard. Spills, loose material, stray objects or any other matter that may cause a slip or trip hazard should be cleaned or removed from access ways. Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce the risk of trips and falls in the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.

2. FALLING OBJECTS

LOOSE MATERIALS OR SMALL OBJECTS
Construction, maintenance or demolition work on or around this building is likely to involve persons working above ground level or above floor levels. Where this occurs one or more of the following measures should be token to ovoid objects falling from the area where the work is being carried out onto persons below.
1. Prevent or restrict access to areas below where the work is
being carried out.
2. Provide toeboards to scaffolding or work platforms.
3. Provide protective structure below the work area.
4. Ensure that all persons below the work area have Personal
Protective Equipment (PPE).

BUILDING COMPONENTS
During construction, renovation or demolition of this building, parts of the structure including fabricated steelwork, heavy panels and many other components will remain standing prior to or after supporting parts are in place. Contractors should ensure that temporary bracing or other required support is in place at all times when collapse which may injure persons in the area is a possibility. Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objecls. Contractors should ensure that appropriate lifting devices are used, that loads are properly secured and that access to areas below the load is prevented or restricted.

3. TRAFFIC MANAGEMENT

For building on a major road, narrow road or steeply sloping road: Parking of vehicles or loading/ unloading of vehicles on this roadway may cause a traffic hazard. During construction, maintenance or demolition of this building designated parking for workers and loading areas should be provided. Trained traffic management personnel should be responsible for the supervision of these areas. For building where on-site loading/ unloading is restricted: Construction of this building will require loading and unloading of materials on the roadway. Deliveries should be well planned to ovoid congestion of loading areas and trained traffic management personnel should be used to supervise loading/ unloading areas. For all buildings: Busy construction and demolition sites present a risk of collision where deliveries and other traffic are moving within the site. A traffic management plan supervised by trained traffic management personnel should be adopted for the work site.

4. SERVICES

GENERAL
Rupture of services during excavation or other activity creates a variety of risks including release of hazardous material. Existing services are located on or around this site. Where known, these ore identified on the plans but the excel location and extent of services may vary from that indicated. Services should be located using on appropriate service (such as Dial Before You Dig), appropriate excavation practice should be used and, where necessary, specialist contractors should be used. Locations with underground power: Underground power lines MAY be located in or around this site. All underground power lines must be disconnected or carefully located and adequate warning signs used prior to any construction, maintenance or demolition commencing. Locations with overhead power lines: Overhead power lines MAY be near or on this site. These pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground level. Where there is a danger of this occurring, power lines should be, where practical, disconnected or relocated. Where this is not practical adequate warning in the form of bright coloured tape or signage should be used or a protective barrier provided.

5. MANUAL TASKS

Components within this design with a moss in excess of 25kg should be lifted by two or more workers or by mechanical lifting device. Where this is not practical, suppliers or fabricators should be required to limit the component mass. All material packaging, building and maintenance components should clearly show the total moss of packages and where practical all items should be stored on site in a way which minimises bending before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur. Construction, maintenance and demolition of this building will require the use of portable tools and equipment. These should be fully maintained in accordance with manufacturer's specifications and not used where faulty or (in the case of electrical equipment) not carrying a current electrical safety tag. All safety guards or devices should be regularly checked and Personal Protective Equipment should be used in accordance with manufacturer’s specification.

6. HAZARDOUS SUBSTANCES

ASBESTOS
For alterations to a building constructed prior to 1990:
If this existing building was constructed prior to:
1990 - it therefore may contain asbestos
1986 - it therefore is likely to contain asbestos
either in cladding material or in fire retardant insulation material. In either case, the builder should check and, if necessary, take appropriate action before demolishing, culling, sanding, drilling or otherwise disturbing the existing structure.

POWDERED MATERIALS
Many materials used in the construction of this building con cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.

TREATED TIMBER
The design of this building may include provision for the inclusion of treated limber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation of harmful material when sanding, drilling, cutting or using treated timber in any way that may cause harmful material lo be released. Do not burn treated timber.

VOLATILE ORGANIC COMPOUNDS
Many types of glue, solvents, spray packs, paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required. The manufacturer’s recommendations for use must be carefully considered at all times.

SYNTHETIC MINERAL FIBRE
Fibreglass, rockwool, ceramic and other material used for thermal or sound insulation may contain synthetic mineral fibre which may be harmful if inhaled or if it comes in contact with the skin, eyes or other sensitive parts or the body. Personal Protective Equipment including protection against inhalation of harmful material should be used when installing, removing or working near bulk insulation material.

TIMBER FLOORS
This building may contain timber floors which have an applied finish. Areas where finishes are applied should be kept well ventilated during sanding and application and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

7. CONFINED SPACES

EXCAVATION
Construction of this building and some maintenance on the building will require excavation and installation of items within excavations. Where practical, installation should be carried out using methods which do not require workers to enter the excavation. Where this is not practical, adequate support for the excavated area should be provided to prevent collapse. Warning signs and barriers to prevent accidental or unauthorised access to all excavations should be provided.

ENCLOSED SPACES
For buildings with enclosed spaces where maintenance or other access may be required: Enclosed spaces within this building may present a risk to persons
entering for construction, maintenance or any other purpose. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter enclosed spaces, air testing equipment and Personal Protective Equipment should be provided.

SMALL SPACES
For buildings with small spaces where maintenance or other access may be required: Some small spaces within this building will require access by construction or maintenance workers. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter small spaces they should be scheduled so that access is for short periods. Manual lifting and other manual activity should be restricted in small spaces.

8. PUBLIC ACCESS

Public access to construction and demolition sites and lo areas under maintenance causes risk to workers and public. Warning signs and secure barriers to unauthorised access should be provided. Where electrical installations, excavations, plant or loose materials are present they should be secured when not fully supervised.

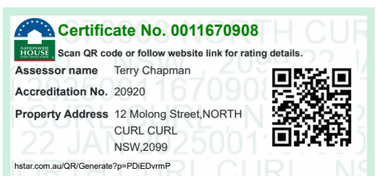
9. OPERATIONAL USE OF BUILDING RESIDENTIAL BUILDINGS

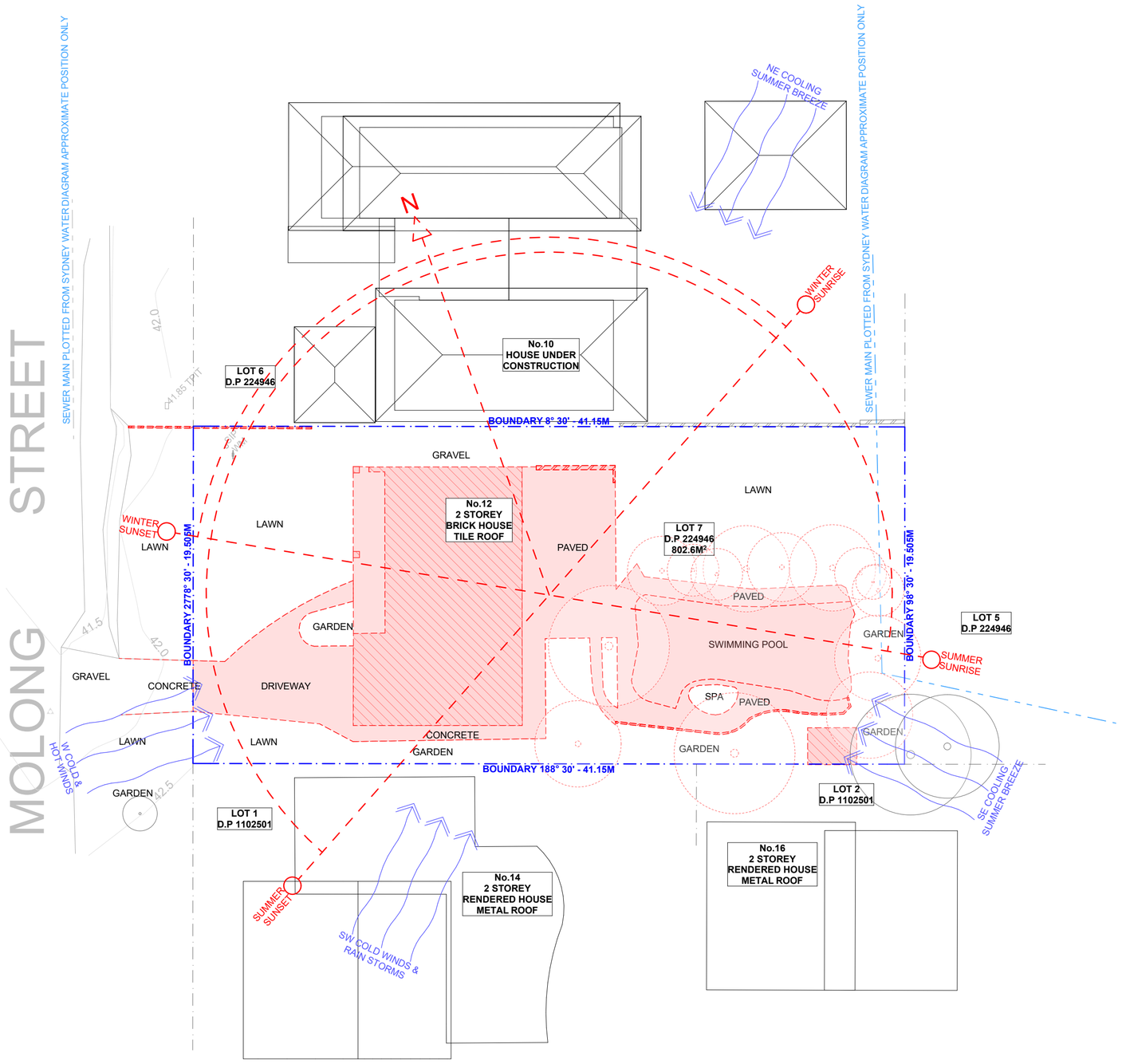
This building has been designed as a residential building. If it, at a later date, it is used or intended to be used as a workplace, the provisions of the Work Health and Safely Act 2011 or subsequent replacement Act should be applied to the new use.

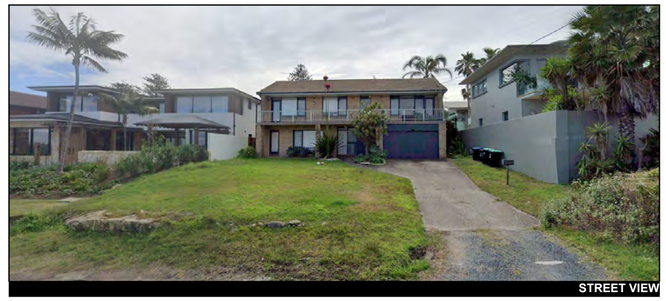
NON-RESIDENTIAL BUILDINGS
For non-residential buildings where the end-use has not been identified:This building has been designed to requirements of the classification identified on the drawings. The specific, use of the building is not known at the time of the design and a further assessment of the workplace health and safety issues should be undertaken at the time of fit-out for the end-user. For non-residential buildings where the end-use is known: This building has been designed for the specific use as identified on the drawings. Where a change of use occurs at a later dale a further assessment of the workplace health and safety issues should be undertaken.

10. OTHER HIGH RISK ACTIVITY

All electrical work should be carried out in accordance with Code of Practice: Managing Electrical Risks at the Workplace, AS/ NZ 3012 and all licensing requirements. All work using Plant should be carried out in accordance with Code of Practice: Managing Risks of Plant at the Workplace. All work should be carried out in accordance with Code of Practice: Managing Noise and Preventing Hearing Loss at Work. Due to the history of serious incidents it is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement. All the above applies.






STREET VIEW

LOCATION VIEW

AERIAL MAP

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Accreditation Number 31630/0004-31635/0005
Assessor Name Terrence Chapman
Assessor Number 20920
Assessor Signature

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1 SITE ANALYSIS PLAN 1:200

NOTE: ALL DEMOLISHED ELEMENTS TO ENG. SPECIFICATIONS AND AS. 2601 - 2001

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NOTES

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LEGEND

- EXISTING
- DEMOLISHED
- METAL ROOFING
- TILED ROOFING
- TIMBER STUD
- TILED FLOOR
- TIMBER FLOOR
- BRICKWORK

CLIENT
EMMA & TOM LAMBERT

PROJECT ADDRESS
12 MOLONG STREET, NORTH CURL CURL NSW 2099

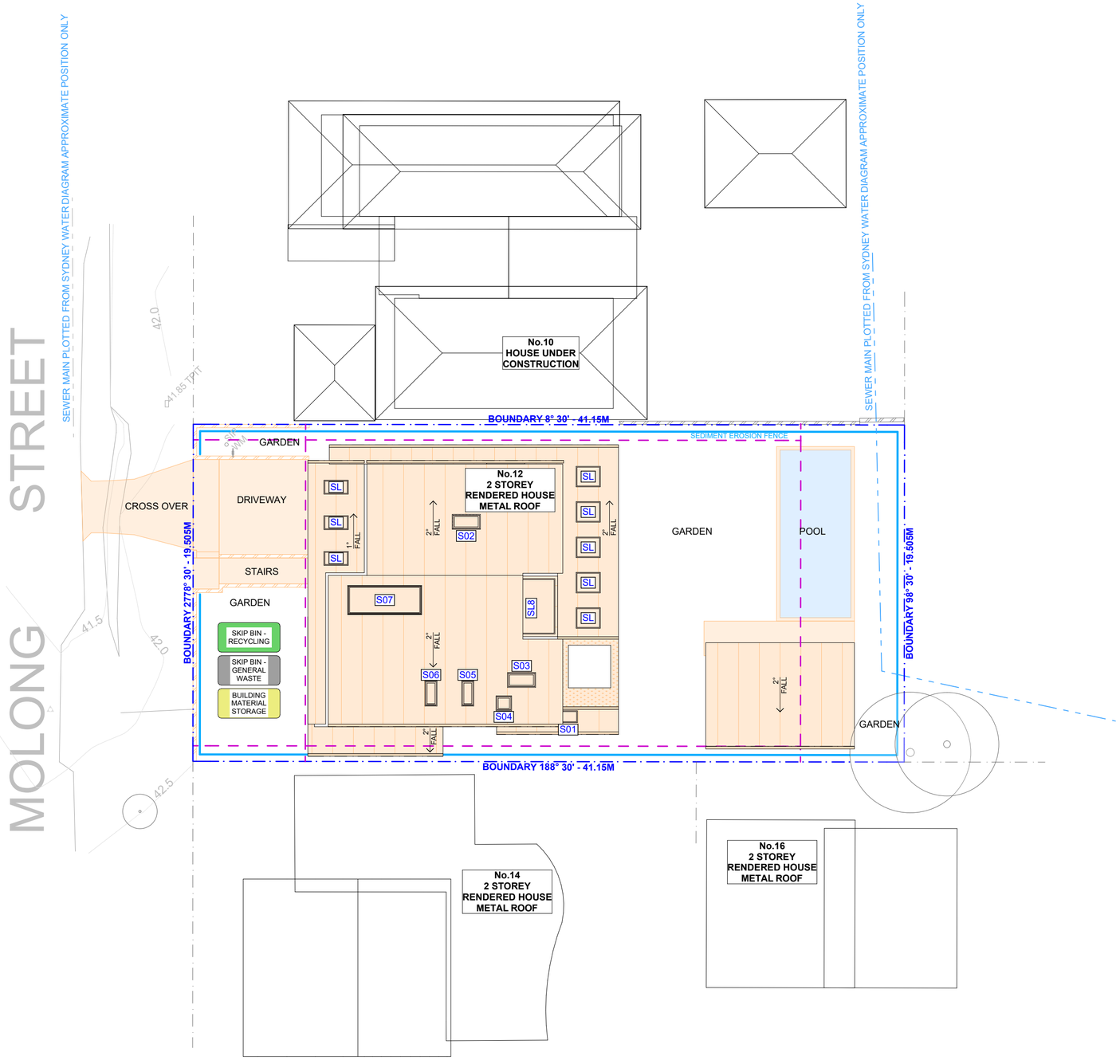
DRAWING NO.
DA03

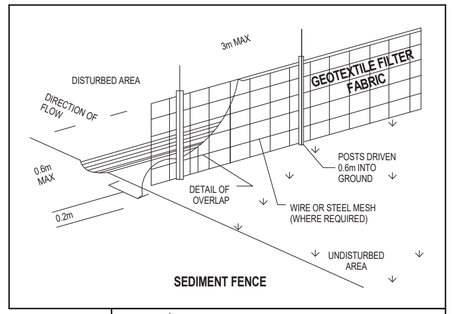
DRAWING NAME
SITE ANALYSIS

DATE
Wednesday, 22 January 2025

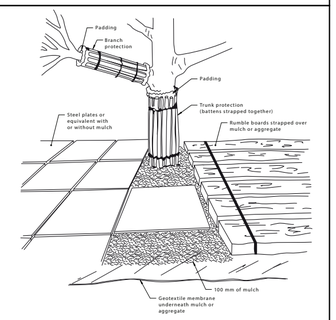
SCALE
1:200 @A2

NOTE: SITE BOUNDARY IS TO BE IDENTIFIED BY A REGISTERED SURVEYOR AND CLEARLY MARKED ON SITE PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION WORKS.





SEDIMENT FENCE



TREE PROTECTION

NOTES REGARDING BOUNDARY
THE INFORMATION SHOWN ON THIS PLAN IS FOR DESIGN PURPOSES ONLY.THE POSITION OF BOUNDARY LINES HAVE BEEN ESTABLISHED BY A SURVEY TO MEET THE IDENTIFICATION REQUIREMENTS FOR COUNCIL AND NOT FOR REGISTRATION WITH THE LAND REGISTRATION SERVICES NSW NOR MAY THIS PLAN BE USED FOR ANY OTHER PURPOSE. SUBSEQUENT REGISTERED OR OTHER SURVEYS MAY AFFECT THE DEFINED BOUNDARY POSITIONS IN THIS AREA. ANY DIFFERENCES OF THIS NATURE ARE BEYOND THE PURPOSES OF THIS PLAN. THIS PLAN IS FOR THE ABOVE STATED PURPOSES ONLY.RESTRICTIONS ON THE TITLE HAVE NOT BEEN INVESTIGATED. IF FURTHER DEVELOPMENT IS CONTEMPLATED OR CONSTRUCTION INTENDED THEN IT IS IMPORTANT THAT A SURVEY SET OUT IS CARRIED OUT.

DUST CONTROL :
TO REDUCE DUST GENERATED BY WIND ACTION, THE REMOVAL OF THE TOP SOIL IS TO BE MINIMISED. TO PREVENT DUST GENERATION, WATERING DOWN OF THE SITE, ESPECIALLY DURING THE MOVEMENT OF MACHINERY IS REQUIRED. WHERE EXCAVATING INTO ROCK, KEEP THE SURFACE MOIST TO MINIMISE DUST. CONSTRUCT A GRAVEL ENTRY/EXIT POINT USING BLUE METAL AND RESTRICT ALL VEHICLE MOVEMENTS WITHIN THE SITE TO A MINIMUM. ENSURE WIND BREAKS, SUCH AS EXISTING FENCES ARE MAINTAINED DURING THE CONSTRUCTION PHASE UNTIL NEW LANDSCAPING IS PROVIDED OR REINSTATED. PREVENT DUST BY COVERING STOCKPILES

SEDIMENT NOTE :
1. ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSPECTED AND MAINTAINED DAILY BY THE SITE MANAGER.
2. MINIMISE DISTURBED AREAS, REMOVE EXCESS SOIL FROM EXCAVATED AREA AS SOON AS POSSIBLE.
3. ALL MATERIAL STOCKPILE TO BE CLEAR FROM DRAINS, GUTTERS AND FOOTPATHS, OR WITHIN SEDIMENT FENCE AREA.
4. DRAINAGE TO BE CONNECTED TO STORMWATER AS SOON AS POSSIBLE. IF STORED ON SITE, IT MUST BE FILTERED BEFORE RELEASING INTO STORMWATER SYSTEM OR WATERWAYS.
5. ROADS AND FOOTPATHS TO BE SWEPT DAILY.

STOCKPILES :
ALL STOCKPILES ARE TO BE KEPT ON-SITE WHERE POSSIBLE. ANY MATERIALS PLACED ON THE FOOTPATHS OR NATURE STRIPS REQUIRE COUNCIL'S PERMISSION.
ALL STOCKPILES ARE TO BE PLACED AWAY FROM THE DRAINAGE LINES AND STREET GUTTERS. IT IS BEST TO LOCATE THESE ON THE HIGHEST PART OF THE SITE IF POSSIBLE. PLACE WATERPROOF COVERING OVER STOCKPILES.
IF REQUIRED PROVIDE DIVERSION DRAIN & BANK AROUND STOCKPILES.

GUTTER PROTECTION :
PROVIDE PROTECTION TO DOWNHILL GRATE IN GUTTER BY MEANS OF SAND BAGS OR BLUE METAL WRAPPED IN GEOTEXTILE FABRIC. WHEN SOIL OR SAND BUILDS UP AROUND THIS SEDIMENT BARRIER, THE MATERIAL SHOULD BE RELOCATED BACK TO THE SITE FOR DISPOSAL.

NOTE: ALL PROPOSED STORMWATER TO CONNECT WITH EXISTING

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1 SITE/ ROOF/ SEDIMENT CONTROL/ WASTE MANAGEMENT / SW CONCEPT PLAN 1:200

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LEGEND
EXISTING
DEMOLISHED
METAL ROOFING
TILED ROOFING
TIMBER STUD
TILED FLOOR
TIMBER FLOOR
BRICKWORK

CLIENT
EMMA & TOM LAMBERT

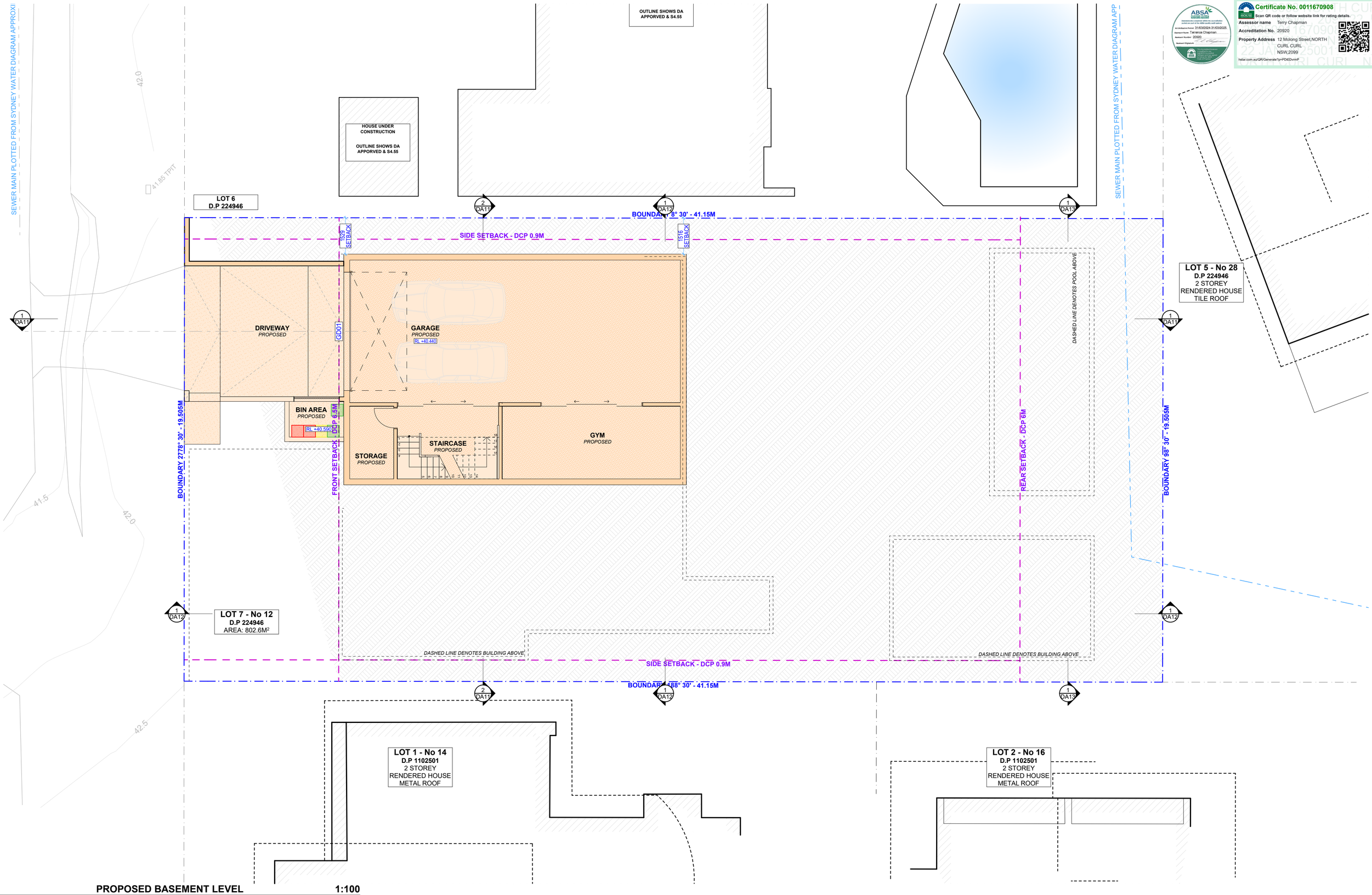
PROJECT ADDRESS
12 MOLONG STREET, NORTH CURL CURL NSW 2099

DRAWING NO.
DA04

DATE
Wednesday, 22 January 2025

DRAWING NAME
SITE/ ROOF/ SEDIMENT CONTROL/ WASTE MANAGEMENT / SW CONCEPT PLAN

SCALE
1:200 @A2



1 PROPOSED BASEMENT LEVEL 1:100

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LEGEND

- EXISTING
- DEMOLISHED
- METAL ROOFING
- TILED ROOFING
- TIMBER STUD
- TILED FLOOR
- TIMBER FLOOR
- BRICKWORK

CLIENT
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DRAWING NO.
DA05

DRAWING NAME
PROPOSED BASEMENT FLOOR PLAN

DATE
Wednesday, 22 January 2025

SCALE
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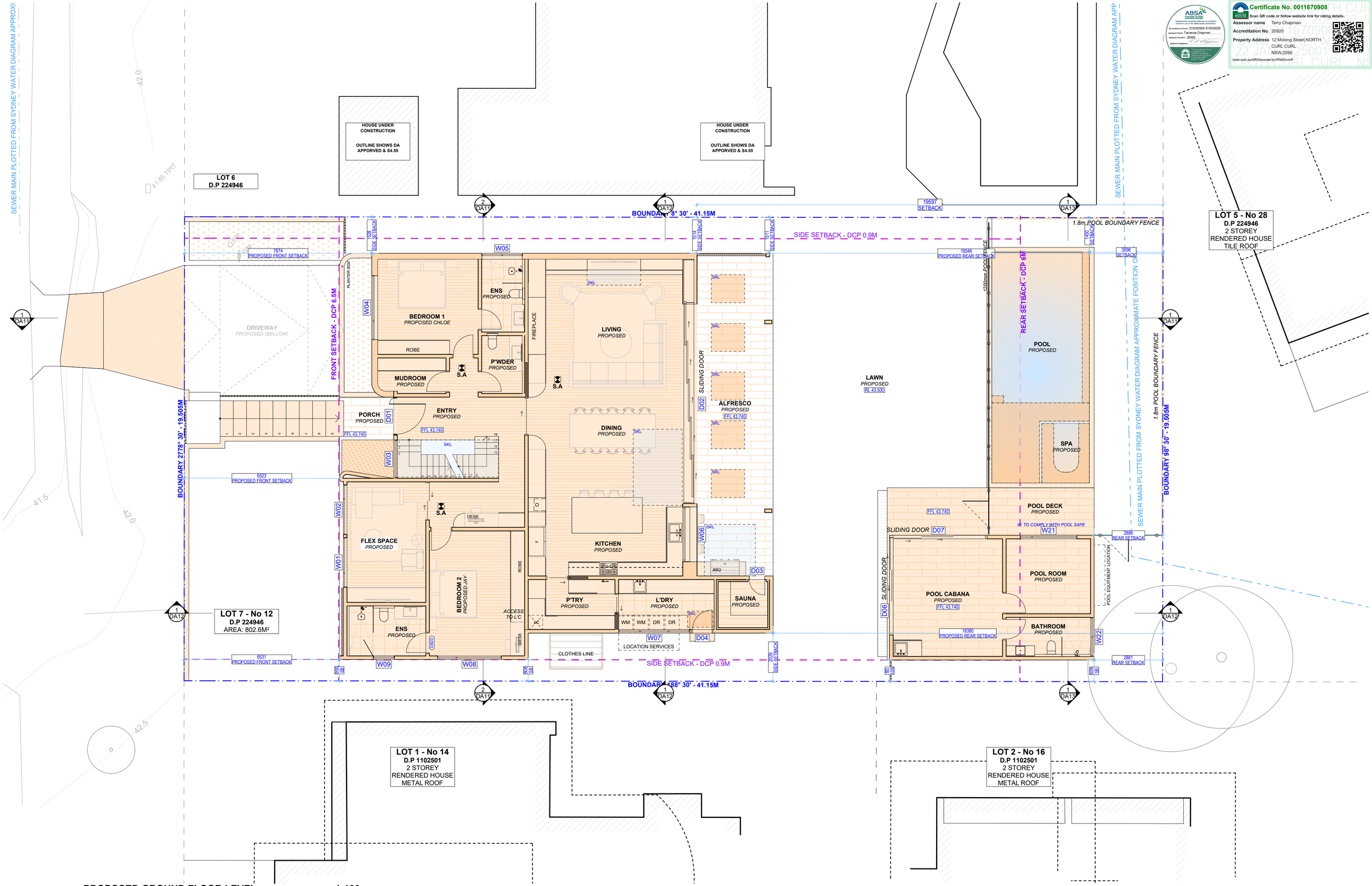

1 PROPOSED GROUND FLOOR LEVEL 1:100

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LEGEND

- EXISTING
- DEMOLISHED
- METAL ROOFING
- TILED ROOFING
- TIMBER STUD
- TILED FLOOR
- TIMBER FLOOR
- BRICKWORK

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DRAWING NO.
DA06

DRAWING NAME
PROPOSED GROUND FLOOR PLAN

DATE
Wednesday, 22 January 2025

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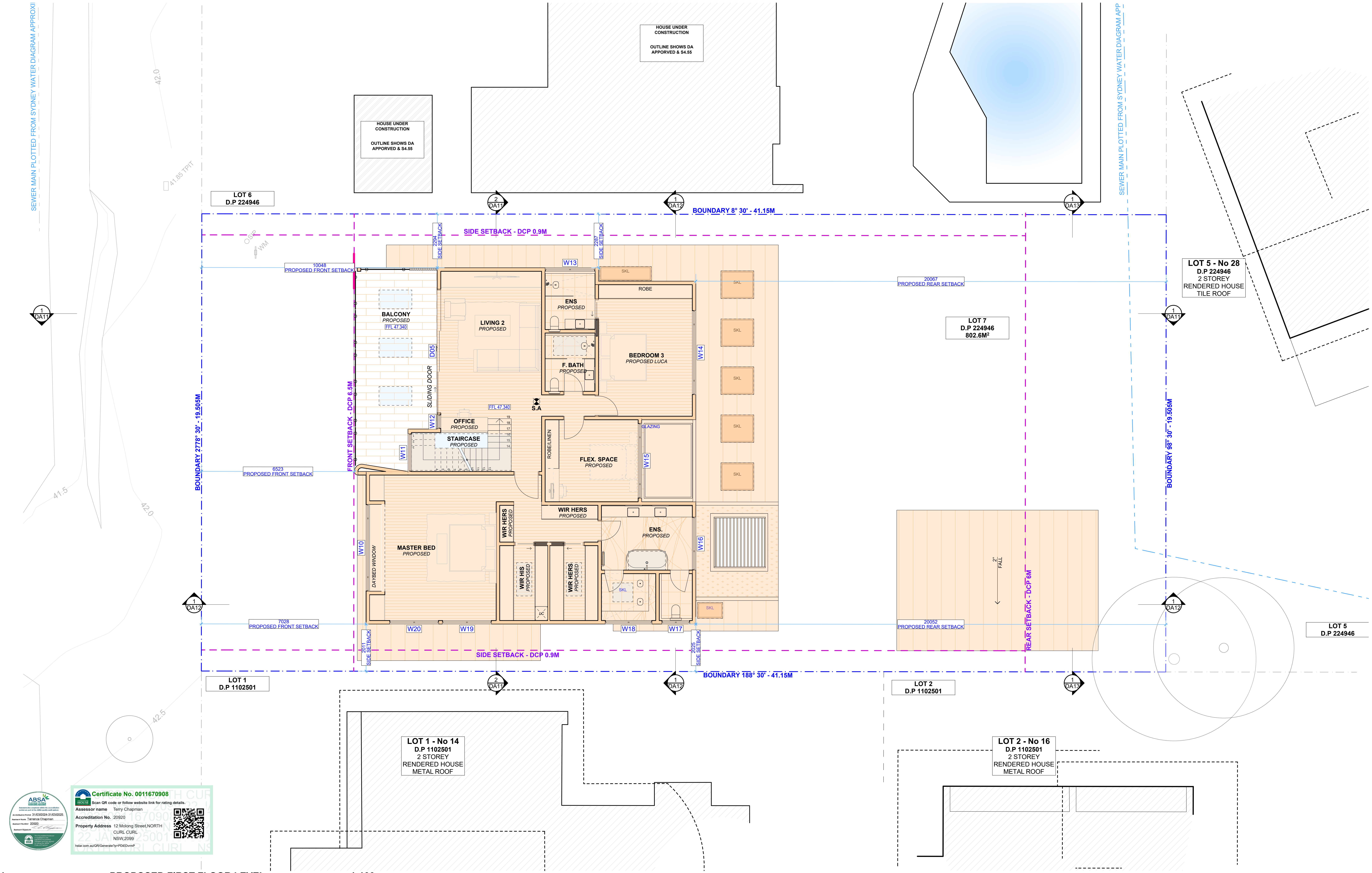

1 PROPOSED FIRST FLOOR LEVEL 1:100

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LEGEND

- EXISTING
- DEMOLISHED
- METAL ROOFING
- TILED ROOFING
- TIMBER STUD
- TILED FLOOR
- TIMBER FLOOR
- BRICKWORK

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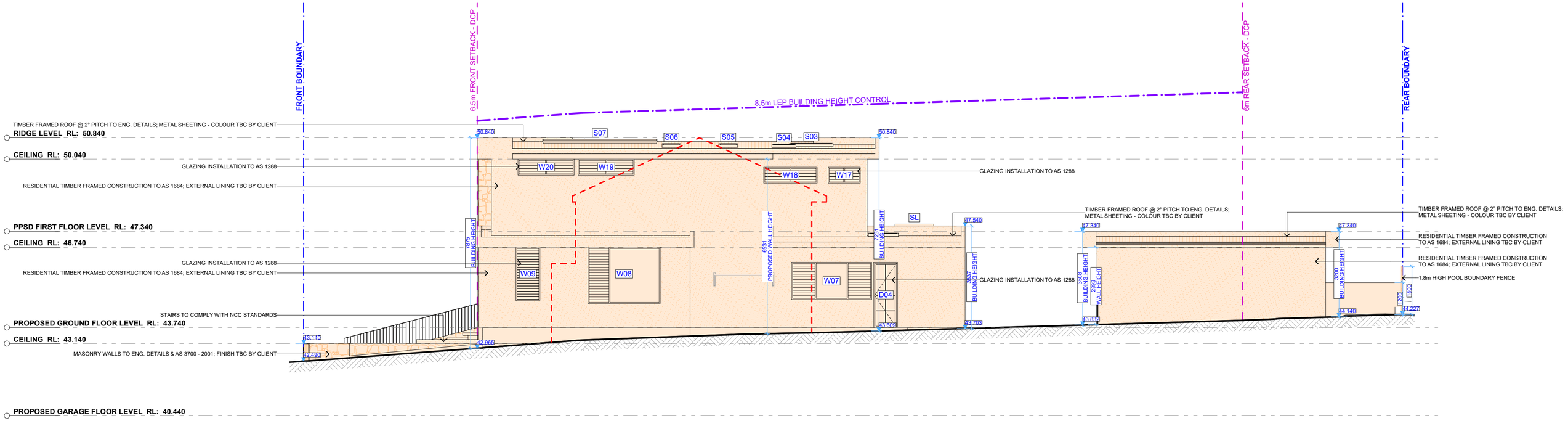
PROJECT ADDRESS
12 MOLONG STREET, NORTH CURL CURL NSW 2099

DRAWING NO.
DA07

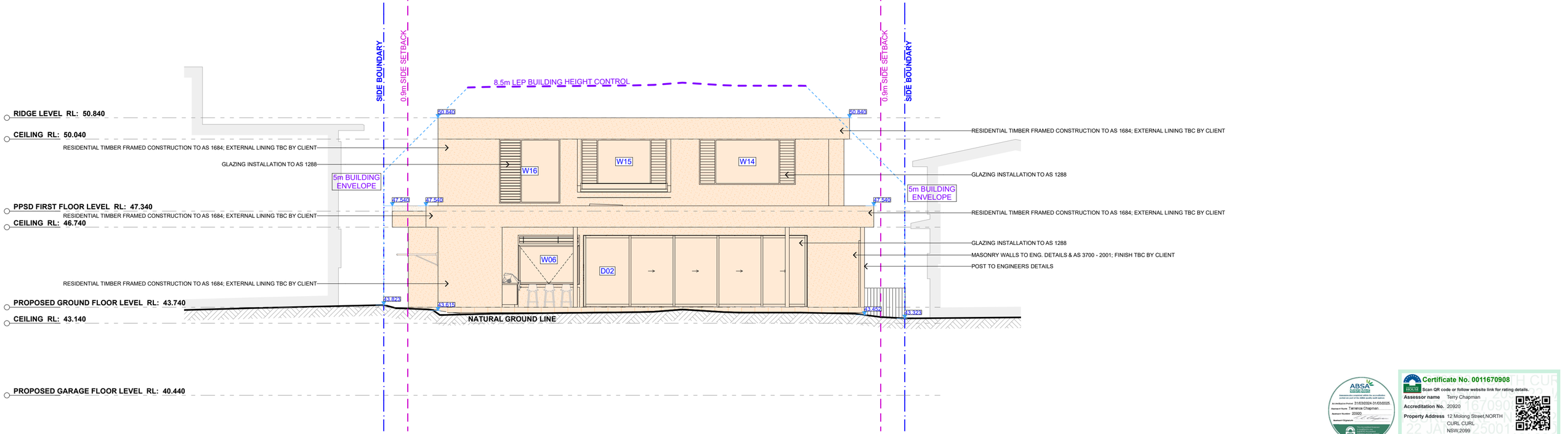
DATE
Wednesday, 22 January 2025

DRAWING NAME
PROPOSED FIRST FLOOR PLAN

SCALE
@A2



2 EAST ELEVATION - SIDE 1:100



1 NORTH ELEVATION - REAR 1:100

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LEGEND

- METAL ROOFING
- TILED ROOFING
- TIMBER CLAD
- BRICKWORK
- CONCRETE
- EXISTING

CLIENT
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DRAWING NO.
DA08

DRAWING NAME
NORTH / EAST ELEVATION

DATE
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SCALE
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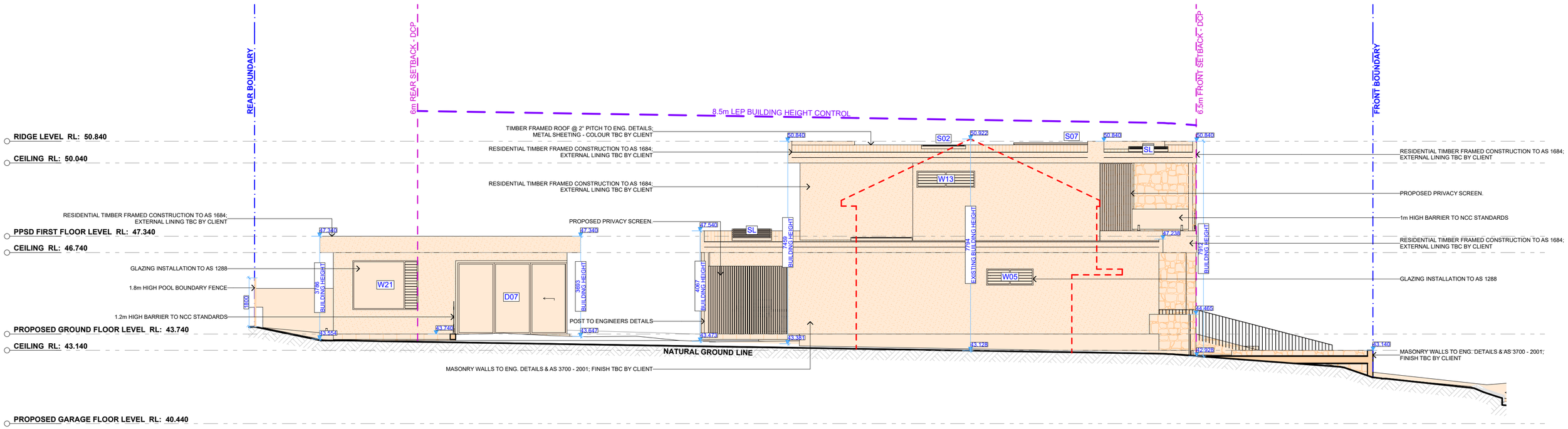
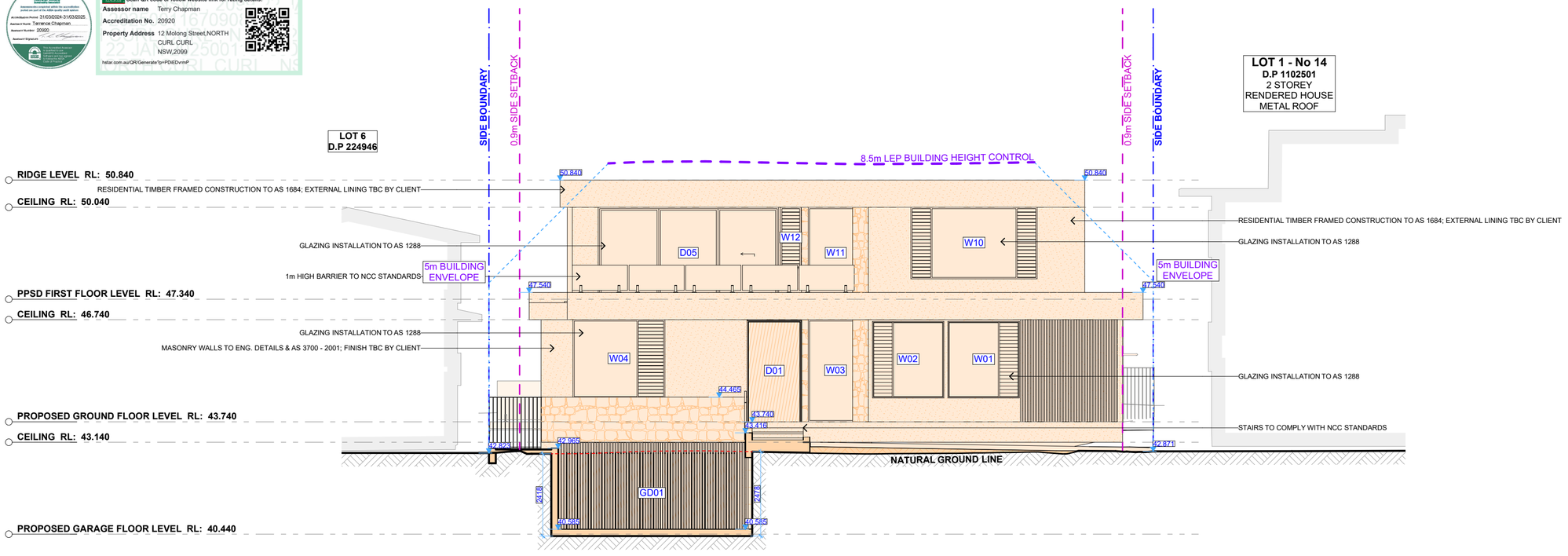


1 WEST ELEVATION - SIDE 1:100



1 SOUTH ELEVATION - PRIMARY ROAD 1:100

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LEGEND

- METAL ROOFING
- TILED ROOFING
- TIMBER CLAD
- BRICKWORK
- CONCRETE
- EXISTING

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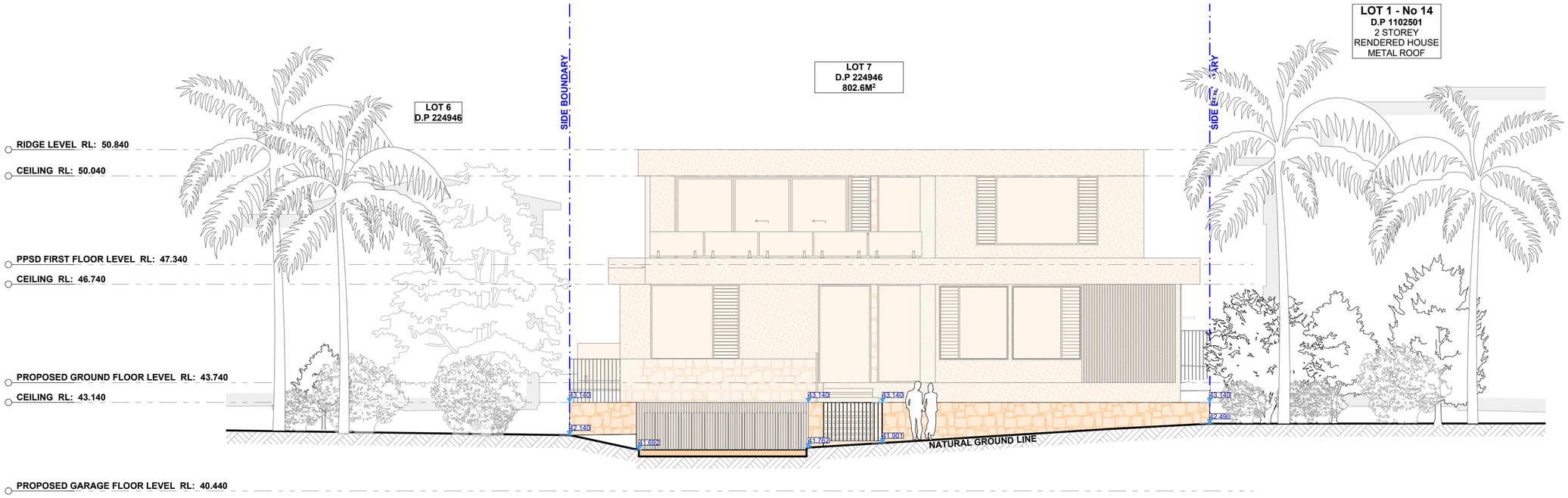
DRAWING NO.
DA09

DRAWING NAME
SOUTH / WEST ELEVATION

DATE
Wednesday, 22 January 2025

SCALE
1:100 @A2



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1 SOUTH ELEVATION - BOUNDARY FENCE 1:100

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LEGEND

- METAL ROOFING
- TILED ROOFING
- TIMBER CLAD
- BRICKWORK
- CONCRETE
- EXISTING

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PROJECT ADDRESS
12 MOLONG STREET, NORTH CURL CURL NSW 2099

DRAWING NO.
DA10

DRAWING NAME
SOUTH ELEVATION - BOUNDARY FENCE

DATE
Wednesday, 22 January 2025

SCALE
1:100 @A2

DESIGN SPECIFICATION	Building Code of Australia (BCA) requirement (for version of BCA applicable as on the date of submission of CDC)
1. All glazing including decals shall comply with AS 1288.1-2006, AS 2047-1999 and AS 1170.1-2002	Part 3.6 Glazing, requires all glazing to comply with AS 1288-2006 and AS 2047-1999. The BCA requires glazing members to comply with Structural Loading Code AS 2280.1-2002. Glass with a high potential for human impact shall strictly comply wit the human impact safety requirements of the BCA.
2. Swimming Pool Safety Fencing	Part 3.9.3, of the BCA specifies all requirements of swimming pool safety fencing. Compliance with As1926-2012, including 1800mm high boundary fencing acting as pool fence/barriers, 1200mm high pool fence/barriers shall surround the pool with no doors of the building permitted to open onto pool areas. Any windows shall be sufficiently protected in accordance with AS 1926.1-2012. NCZ shall be provided to all swimming pool safety fence/barriers in accordance with AS1926.1-2012. AS 1288 2006 specifies glazing requirements when glass is incorporated into a pool fence/barrier. Certification post construction will be required.
3. Swimming Pool recirculation Systems	Part 3.9.4. of the BCA specifies all requirements of swimming pool and spa recirculation systems. AS1926.3-2010 shall be complied with and certified post construction.

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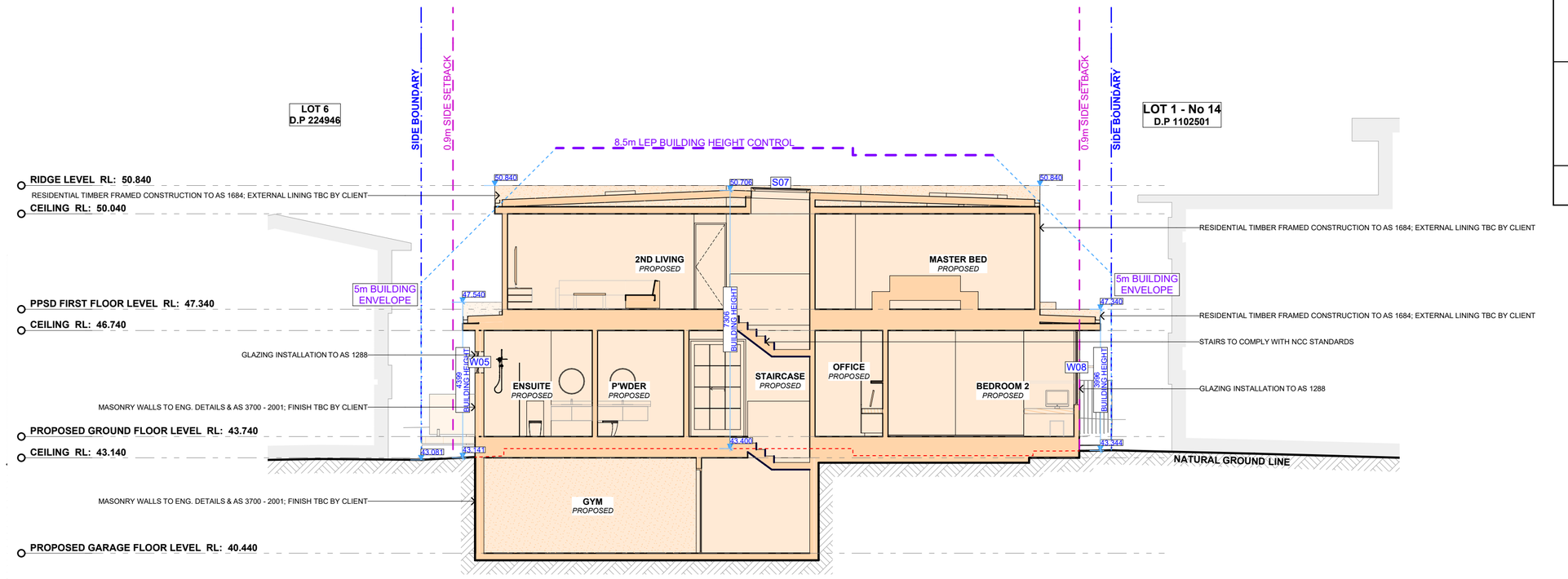
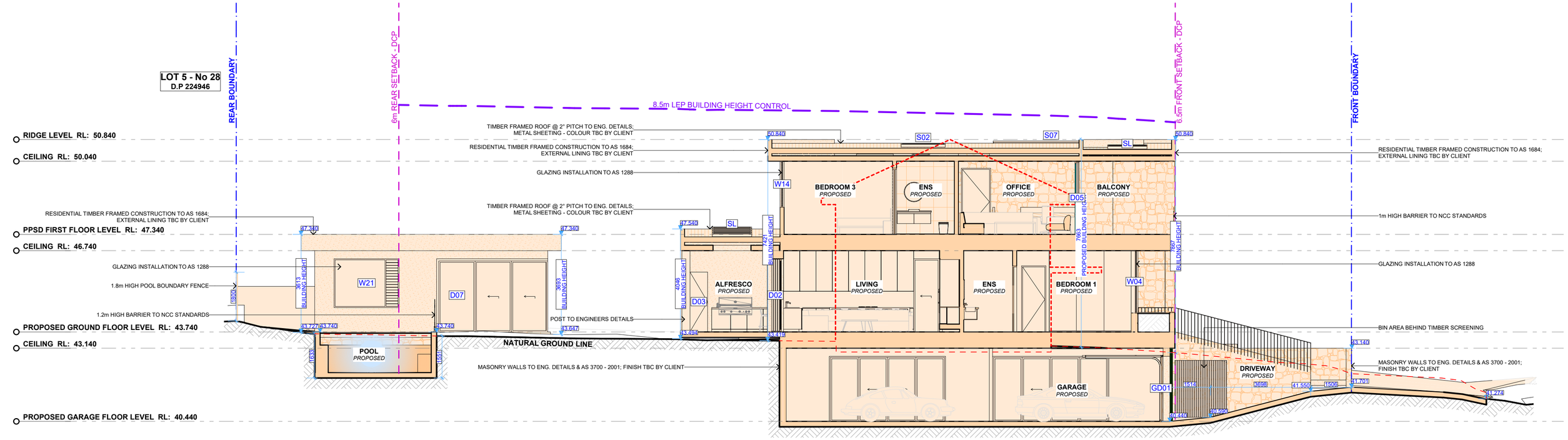


2 CROSS SECTION 2 1:100



1 LONG SECTION - DRIVEWAY LONG SECTION / POOL CROSS SECTION 1:100

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LEGEND
- METAL ROOFING
- TILED ROOFING
- TIMBER CLAD
- BRICKWORK
- CONCRETE
- EXISTING

CLIENT
EMMA & TOM LAMBERT

PROJECT ADDRESS
12 MOLONG STREET, NORTH CURL CURL NSW 2099

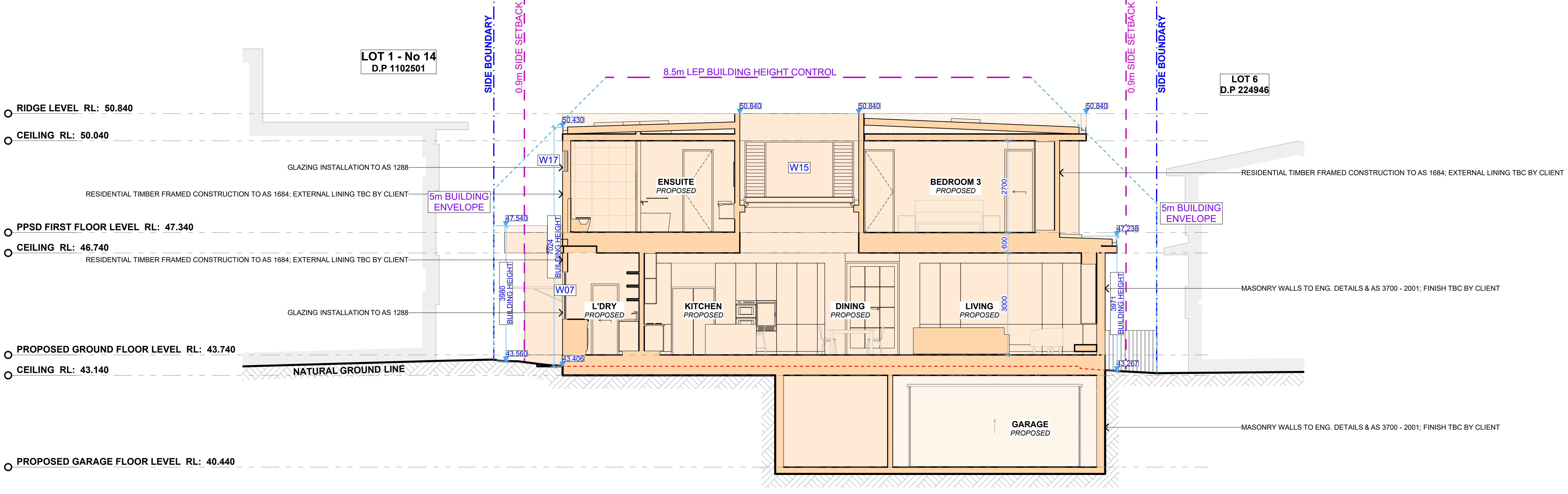
DRAWING NO.
DA11

DRAWING NAME
LONG SECTION - DRIVEWAY LONG SECTION / CROSS/ POOL CROSS SECTION

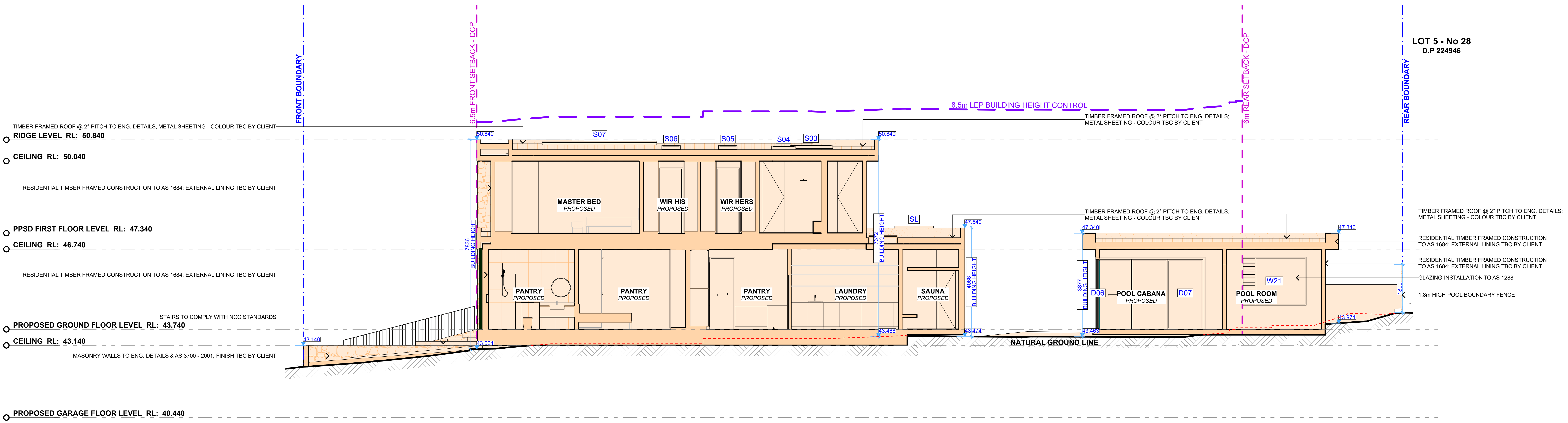
DATE
Wednesday, 22 January 2025

SCALE
1:100, 1:1.06 @A2

Certificate No. 0011670908
Scan QR code or follow website link for rating details.
Assessor name Terry Chapman
Accreditation No. 20920
Property Address 12 Molong Street,NORTH CURL CURL NSW,2099



1 CROSS SECTION 1 1:100



1 LONG SECTION 2 1:100

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LEGEND

- METAL ROOFING
- TILED ROOFING
- TIMBER CLAD
- BRICKWORK
- CONCRETE
- EXISTING

CLIENT
EMMA & TOM LAMBERT

PROJECT ADDRESS
12 MOLONG STREET, NORTH CURL CURL NSW 2099

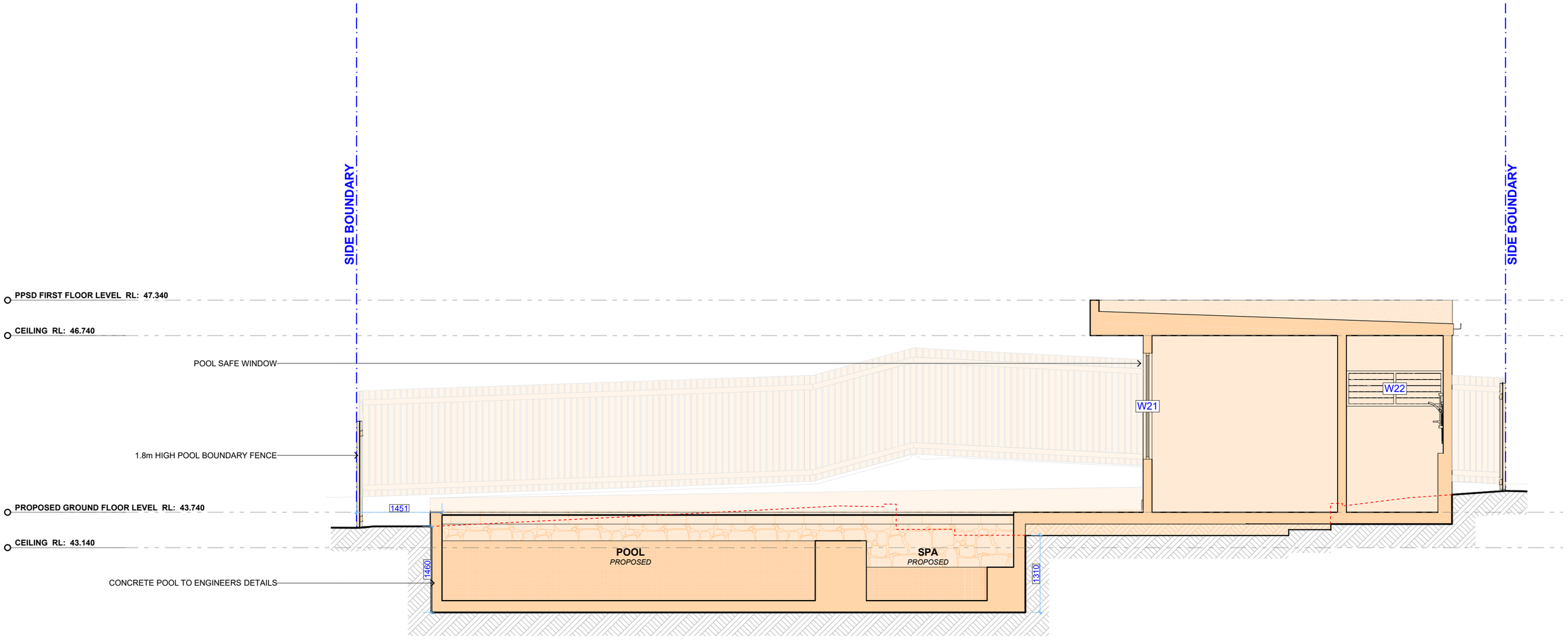
DRAWING NO.
DA12

DATE
Wednesday, 22 January 2025

DRAWING NAME
LONG / CROSS SECTION

SCALE
1:100 @A2

DESIGN SPECIFICATION	Building Code of Australia (BCA) requirement (for version of BCA applicable as on the date of submission of CDC)
1. All glazing including decals shall comply with AS 1288.1-2006, AS 2047-1999 and AS 1170.1-2002	Part 3.6 Glazing, requires all glazing to comply with AS 1288-2006 and AS 2047-1999. The BCA requires glazing members to comply with Structural Loading Code AS 2280.1-2002. Glass with a high potential for human impact shall strictly comply wit the human impact safety requirements of the BCA.
2. Swimming Pool Safety Fencing	Part 3.9.3, of the BCA specifies all requirements of swimming pool safety fencing. Compliance with As1926-2012, including 1800mm high boundary fencing acting as pool fence/barriers, 1200mm high pool fence/barriers shall surround the pool with no doors of the building permitted to open onto pool areas. Any windows shall be sufficiently protected in accordance with AS 1926.1-2012. NCZ shall be provided to all swimming pool safety fence/barriers in accordance with AS1926.1-2012. AS 1288 2006 specifies glazing requirements when glass is incorporated into a pool fence/barrier. Certification post construction will be required.
3. Swimming Pool recirculation Systems	Part 3.9.4. of the BCA specifies all requirements of swimming pool and spa recirculation systems. AS1926.3-2010 shall be complied with and certified post construction.



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1 POOL LONG SECTION 1:50

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LEGEND

- METAL ROOFING
- TILED ROOFING
- TIMBER CLAD
- BRICKWORK
- CONCRETE
- EXISTING

CLIENT
EMMA & TOM LAMBERT

PROJECT ADDRESS
12 MOLONG STREET, NORTH CURL CURL NSW 2099

DRAWING NO.
DA13

DRAWING NAME
POOL LONG SECTION

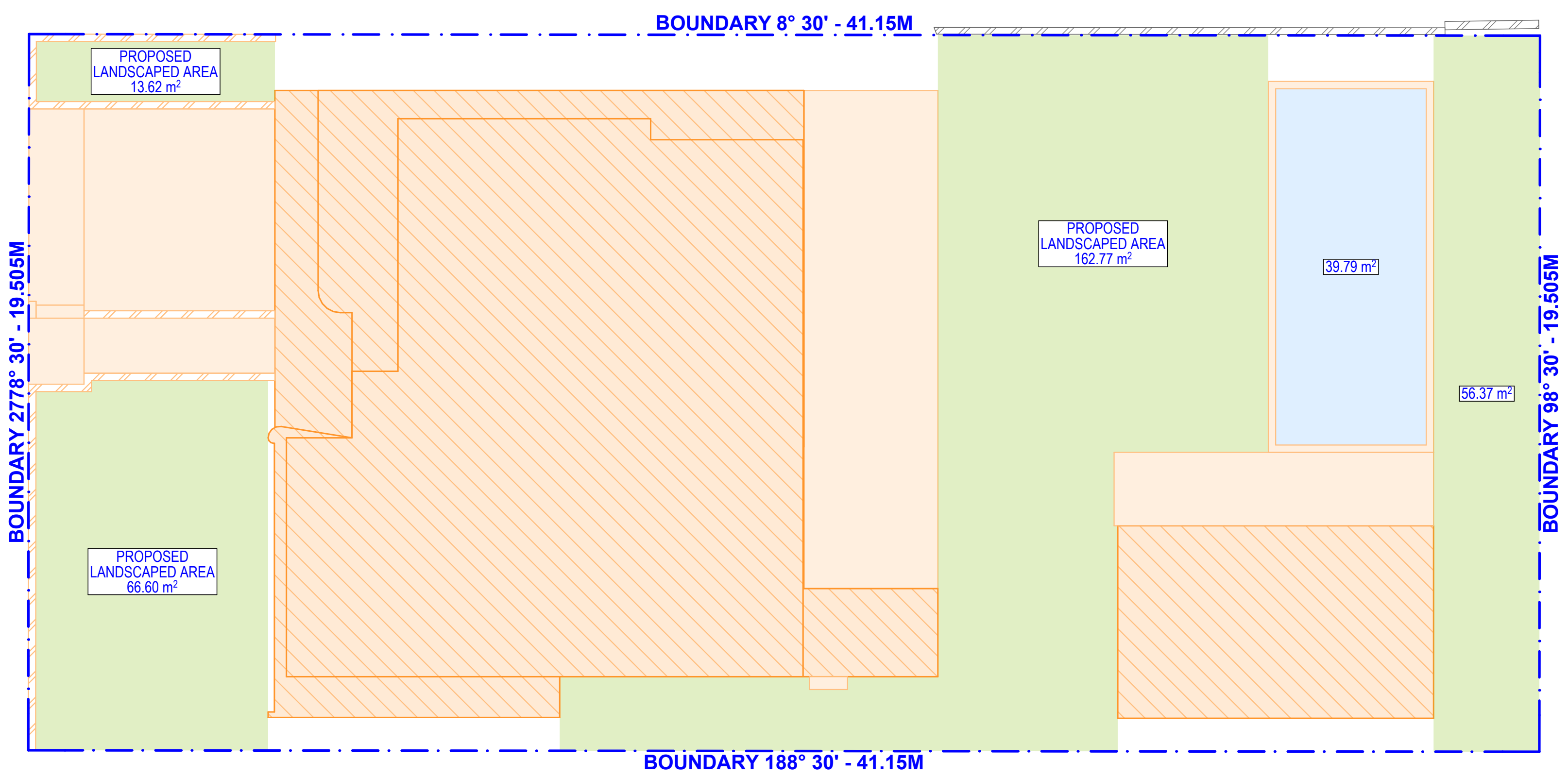
DATE
Wednesday, 22 January 2025

SCALE
1:50, 1:1.06 @A2

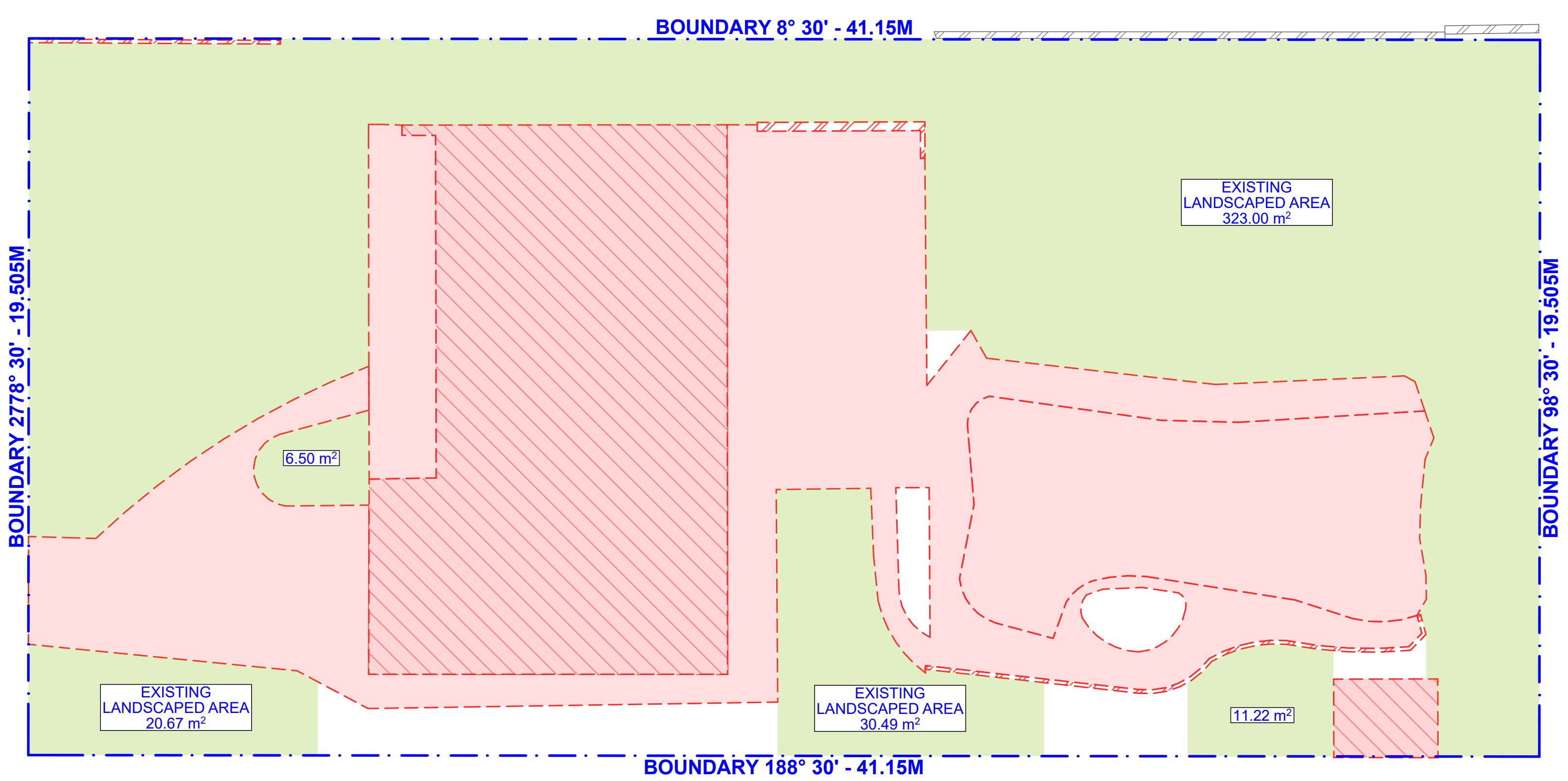
CONTROL TABLE

SITE AREA 802.6m²

	REQUIRED	EXISTING	PROPOSED
SITE AREA 802.6m²			
LANDSCAPED AREA	40% (321.04m²)	48% (391.88m²)	42% (339.15m²)
PRIVATE OPEN SPACE AREA	60m²	60m²	60m²



2 PROPOSED LANDSCAPE AREA PLAN 1:200



1 EXISTING LANDSCAPE AREA PLAN 1:200

ABSA Australian Building Sustainability Association
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Assessor Name Terrence Chapman
Assessor Number 20920
Assessor Signature
This Accredited Assessor is qualified to use NatHERS Accredited Software and has agreed to follow the ABSA Code of Practice

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LEGEND

CLIENT
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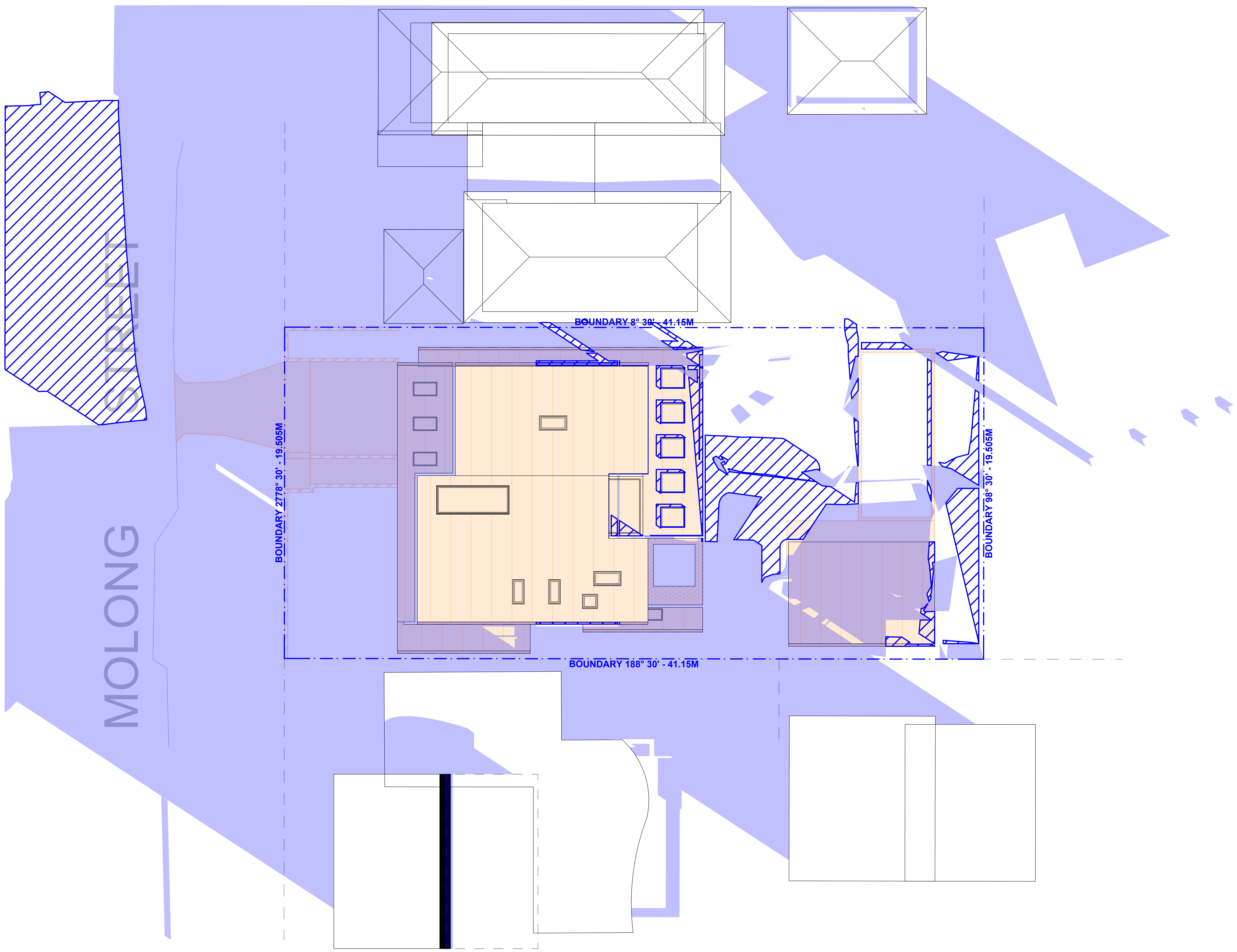
PROJECT ADDRESS
12 MOLONG STREET,
NORTH CURL CURL
NSW 2099

DRAWING NO.
DA14

DATE
Wednesday, 22 January 2025

DRAWING NAME
AREA CALCULATIONS

SCALE
1:200 @A3



1 **WINTER SOLSTICE 9AM** 1:200

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LEGEND

EXISTING SHADOWS
PROPOSED SHADOWS

CLIENT
EMMA & TOM LAMBERT

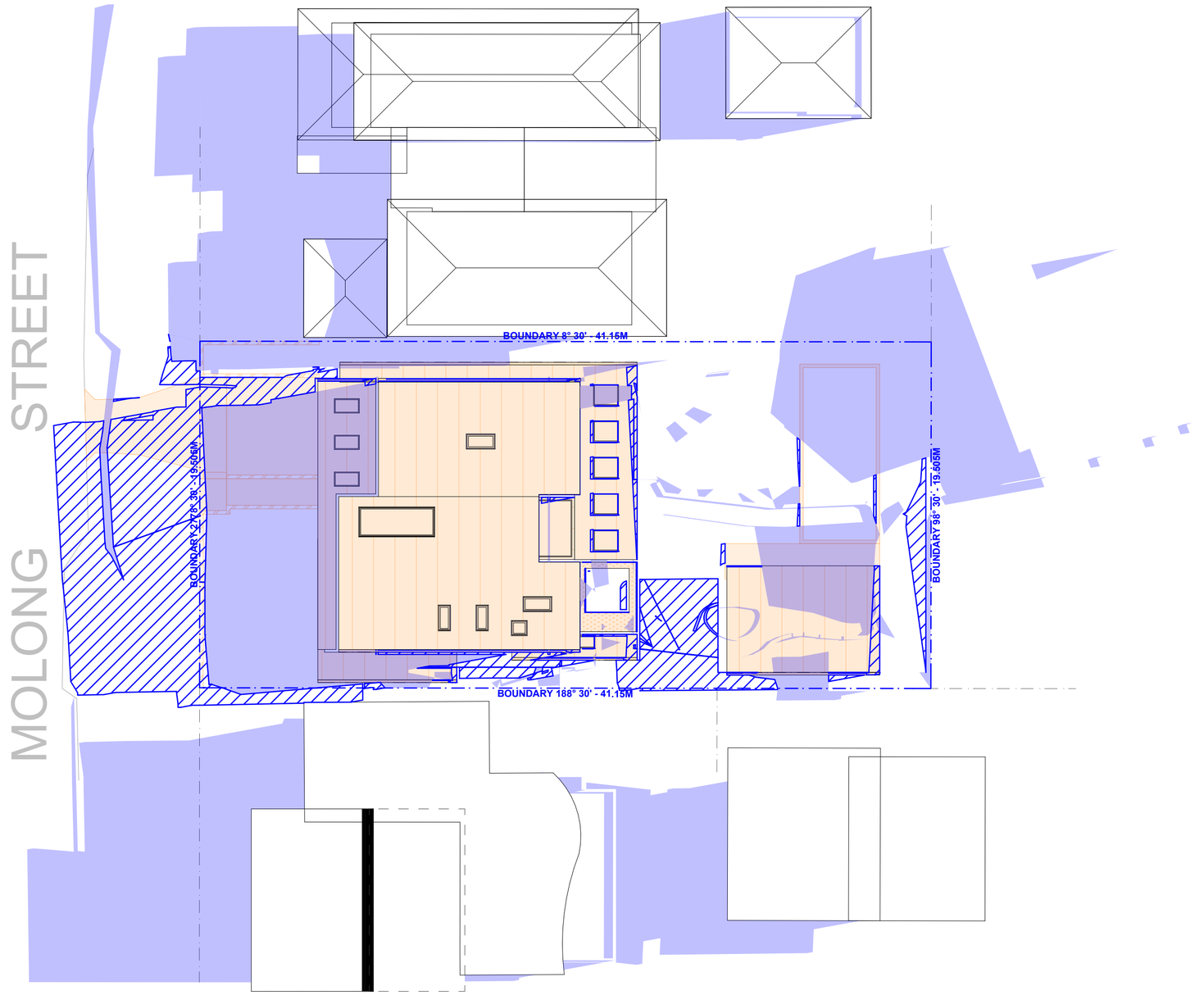
PROJECT ADDRESS
12 MOLONG STREET,
NORTH CURL CURL
NSW 2099

DRAWING NO.
DA15

DATE
Wednesday, 22
January 2025

DRAWING NAME
WINTER SOLSTICE 9 AM

SCALE
1:200 @A3



ABSA Australian Building Sustainability Assessor
Assessor Name: Terrence Chapman
Assessor Number: 20920
Assessor Signature:

Certificate No. 0011670908
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Assessor name Terry Chapman
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1 WINTER SOLSTICE 12PM **1:200**

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LEGEND
EXISTING SHADOWS
PROPOSED SHADOWS

CLIENT
EMMA & TOM LAMBERT

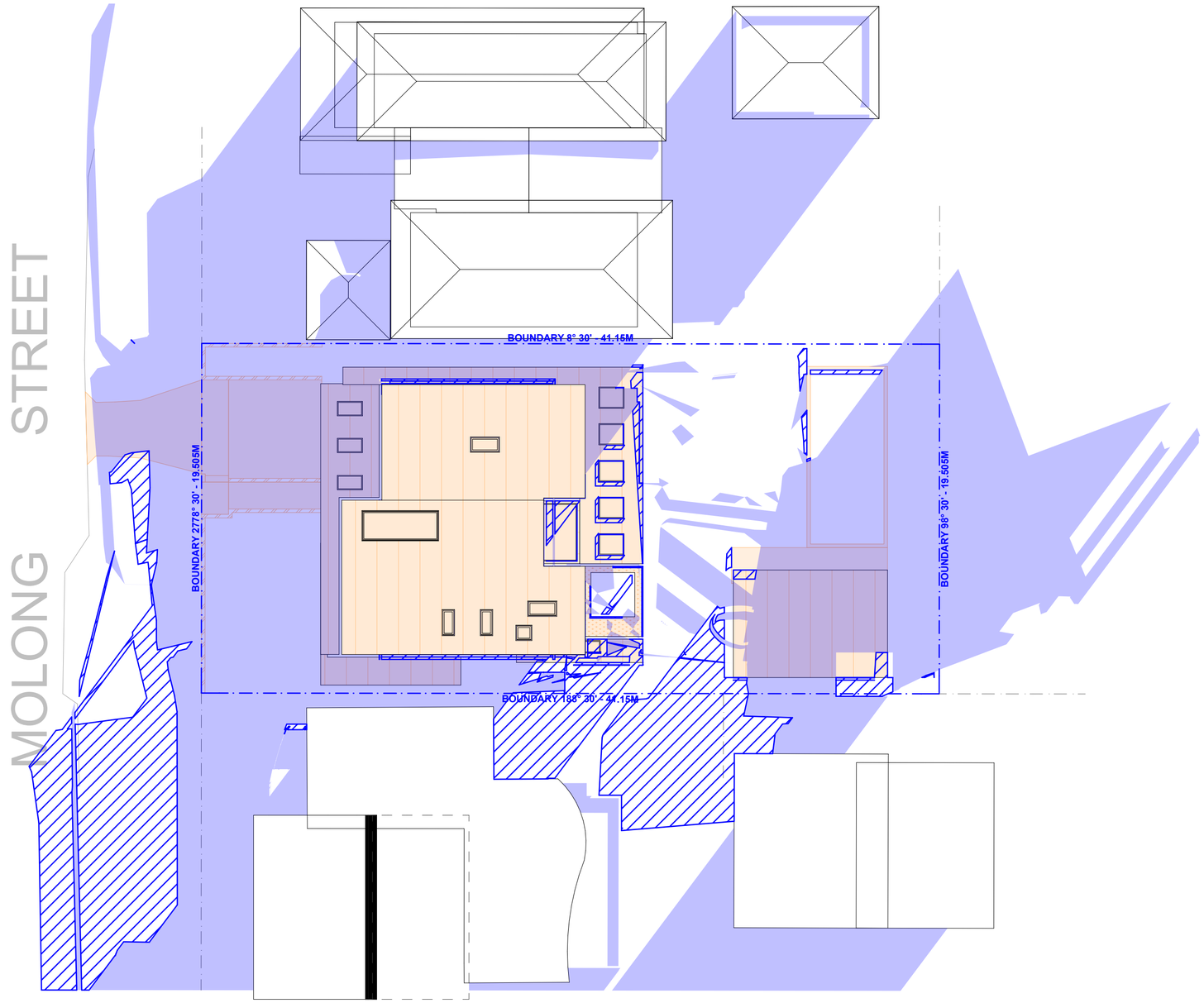
PROJECT ADDRESS
12 MOLONG STREET, NORTH CURL CURL NSW 2099

DRAWING NO.
DA16

DATE
Wednesday, 22 January 2025

DRAWING NAME
WINTER SOLSTICE 12 PM

SCALE
1:200 @A3



1 **WINTER SOLSTICE 3PM** **1:200**

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LEGEND

EXISTING SHADOWS

PROPOSED SHADOWS

CLIENT
EMMA & TOM LAMBERT

PROJECT ADDRESS
12 MOLONG STREET,
NORTH CURL CURL
NSW 2099

DRAWING NO.
DA17

DATE
Wednesday, 22 January 2025

DRAWING NAME
WINTER SOLSTICE 3 PM

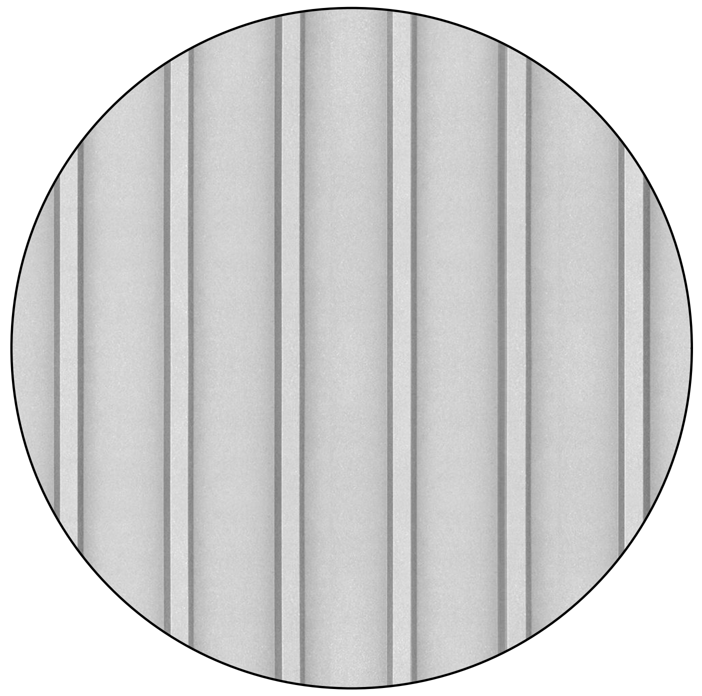
SCALE
1:200 @A3

1 - TILED -
COLOUR TO BE CONFIRMED BY CLIENT

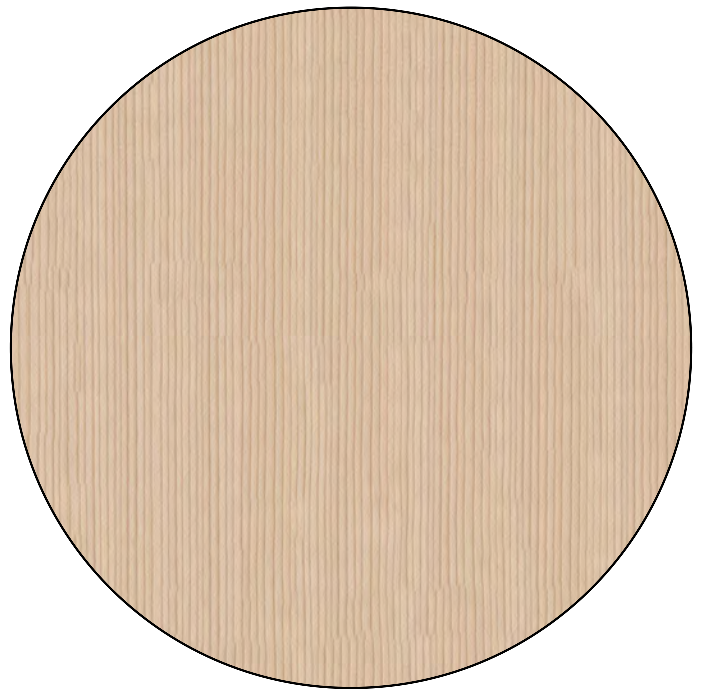
2 - GLASS HANDRAIL -
COLOUR TO BE CONFIRMED BY CLIENT

3 - STONE CLADDING-
COLOUR TO BE CONFIRMED BY CLIENT

SAMPLE BOARD



4 - KLIP-LOK ROOFING -
COLOUR TO BE CONFIRMED BY CLIENT



5 - TIMBER SCREEN -
COLOUR TO BE CONFIRMED BY CLIENT

6 - RENDERED FINISH -
COLOUR TO BE CONFIRMED BY CLIENT

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Assessor Number 20920
Assessor Signature
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NATIONWIDE HOUSE
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LEGEND

CLIENT
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PROJECT ADDRESS
12 MOLONG STREET,
NORTH CURL CURL
NSW 2099

DRAWING NO.
DA18

DATE
Wednesday, 22 January 2025

DRAWING NAME
MATERIAL SAMPLE BOARD

SCALE
1:1.18, 1:3.93, 1:3.53, 1:3.13, 1:1.85 @A3

Basix Requirements Summary

Emma & Tom Lambert
12 Molong Street
NORTH CURL CURL NSW 2099

Prepared by Chapman Environmental Services
www.cesenergy.com.au
1300 004 914

Water Target	40	Water Score	41	Conditioned Area	361.1
Energy Target	72	Energy Score	79	Unconditioned Area	20.1
Max H & C Loads are (MJ/m²)	30	Actual H & C Loads are (MJ/m²)	29.3	Star Rating	7.1

Basix Commitments

Landscaping	Total area of garden & lawn (m²)	240	Area of indigenous/low water use plants (m²)	0			
Fixtures	Shower heads	4 star (> 4.5 but <= 6 L/min)	Toilets	4 star	All taps	4 star	
Alternative Water	Minimum Rainwater tank size (L)	3000	Collect run off from roof area of at least (m²)	150			
	Toilet connection: No	Laundry connection: Yes	Landscape connection: Yes	Pool top up: Yes	Spa top up: n/a		
Pool and Spa	Max pool volume (kL)	50	Pool does not require a cover	Pool pump must have a timer			
	Pool heating	Electric heat pump					

Energy	Hot water system	Electric heat pump - air sourced	Rating	Fewer than 15 STCs	
	Bathroom ventilation	Individual fan, ducted to facade or roof	with	Manual switch on/off	
	Kitchen ventilation	Individual fan, ducted to facade or roof	with	Manual switch on/off	
	Laundry ventilation	Individual fan, ducted to facade or roof	with	Manual switch on/off	
	Cooling - living areas	Ceiling fans + 3-phase airconditioning	Rating	EER 3.0 - 3.5	Zoned
	Cooling - bedrooms	Ceiling fans + 3-phase airconditioning	Rating	EER 3.0 - 3.5	
	Heating - living areas	3-phase airconditioning	Rating	EER 3.0 - 3.5	
	Heating - bedrooms	3-phase airconditioning	Rating	EER 3.0 - 3.5	
	Alternate Energy	Photovoltaic system able to generate at least	**min 5.0**	peak kilowatts of electricity	
	Electric cooktop & electric oven	Outdoor clothesline required		No indoor clothesline required	

Thermal Performance Assessment Based on the Following Requirements

Floor Types	Concrete slab on ground	with	R1.1 under slab insulation (exc garage level)

Floor Coverings	Tiles	Living / Wet areas	Timber	n/a
	Carpet	Bedrooms	Concrete	Garage

External Walls	Concrete block	with	Nil	Colour	Light
	Timber framed Fibro clad	with	Sarking and R2.5 bulk insulation	Colour	Light

Internal Walls	Blockwork	with	Nil
	Plasterboard	with	No insulation required

Ceiling (floor over)	Concrete (Garage ceiling)	with	R1.0 insulation to garage/basement ceilings only.
	Alpha Flooring System above plasterboard	with	No insulation required

Ceilings (roof over)	Timber above plasterboard.	with	R4.0 bulk insulation

Roof	Metal	2 degrees	with	Sarking	Colour	Light

Windows and Doors	AF double glazed clear - Lightbridge to all windows and glazed doors unless noted otherwise	Awning W	AWS-060-016	U-Value 4.00 or less	SHGC 0.41 +/- 5%
		Fixed W	AWS-071-009	U-Value 2.70 or less	SHGC 0.51 +/- 5%
		Sliding D	AWS-077-314	U-Value3.20 or less	SHGC 0.46 +/- 5%
		Hinged D	AWS-019-042	U-Value 3.20 or less	SHGC 0.41 +/- 5%
	AF single glazed LowE To all Louvres only	Louvres	VAN-004-08	U-Value 4.50 or less	SHGC 0.54 +/- 5%

AF = Aluminium Framed | TB = Thermally Broken Aluminium Framed | TF = Timber Framed

If the Universal Certificate indicates downlights, then these are to be non-ventilated LED / fluorescent
Any exhaust fans noted are to be fitted with self-closing dampers or be otherwise sealed
All insulation specified must be installed in accordance with Part 3.12.1.1 of the BCA
If there is a discrepancy between this document and the Nathers Certificate, then the Nathers Certificate shall take precedence

Notes

** - 1x ceiling fans to all bedrooms and flex rooms
** - 2x ceiling fans to 2nd living area
** - 3x ceiling fans to kitchen, living dining area

This document to be read in conjunction with the Basix Certificate and Nathers Universal Certificate

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Assessor Number 20920
Assessor Signature

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CLIENT
EMMA & TOM LAMBERT

PROJECT ADDRESS
12 MOLONG STREET, NORTH CURL CURL NSW 2099

DRAWING NO.
DA19

DATE
Wednesday, 22 January 2025

DRAWING NAME
BASIX COMMITMENTS